



DRAFT SCENIC RIM PLANNING SCHEME CONSULTATION REPORT

Appendix 1: Analysis and Response to Submissions

Endorsed by Council on
19 August 2019



Introduction

How to use this document

This document is Appendix 1 of the Public Consultation Report for the Draft Scenic Rim Planning Scheme and Planning Scheme Policies. If you made a submission during the 2018 public consultation of the draft planning scheme and planning scheme policies, you will receive a letter from Council which will include your submission number with which you can find an analysis of, and response to your submission in this document.

If you are viewing this document online, you can find Council's response to your submission using the following method:

1. For PC, press Ctrl-F (hold down the control key on your keyboard and press 'F'); or
2. For Mac, press Command-F (hold down the command key and press 'F')

A search field should appear on your screen. Enter your submission number in the search field and click 'Enter'.

The key points raised in your submission may also have been raised by other submitters and Council has collated the analysis and responses for the same issue. If your search result directs you to another submission number, please repeat steps 1 or 2 above to find the analysis and response to this number or use the hyperlinks within the document where the submission number has been mentioned more than once.

Further assistance

Copies of the *Draft Scenic Rim Planning Scheme and Planning Scheme Policies Public Consultation Report* are available at Council's customer service centres in Beaudesert, Boonah and Tamborine Mountain as well as Council libraries at Beaudesert, Boonah, Canungra and Tamborine Mountain. You will require your submission number to find a response using the index. If you need any further assistance, the Land Use Planning Team is available to assist and can be contacted on (07) 5540 5111.

Viewing in Hard Copy - Submission Table

Your submission number is recorded in the table below in numerical order with a corresponding page number and category for response. Once you numerically locate your submission number and page, you can scroll through the document until you locate the corresponding page number and read across for the response to submission. Alternatively, you can locate your submission number and the category for response and from the Table of Contents locate category and corresponding page numbers.

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PLSS18/000328	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000357	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000330	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000358	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000331	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000359	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000332	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000360	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000333	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000361	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000334	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000362	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000335	79	3 Subdivision of Land in the Rural Zone	PLSS18/000363	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000336	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000364	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000337	80	3 Subdivision of Land in the Rural Zone	PLSS18/000365	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000338	81	3 Subdivision of Land in the Rural Zone	PLSS18/000366	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000340	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000367	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000341	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000368	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000342	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000369	86	4 Tamborine Investigation Area and Passive Recreation Precinct

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PLSS18/000371	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000396	171	10 Tamborine Mountain - Other Matters
PLSS18/000372	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000397	178	11 Tamborine Mountain - View Protection
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PLSS18/000385	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000410	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000386	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000411	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000387	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000412	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000388	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000413	86	4 Tamborine Investigation Area and Passive Recreation Precinct
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PLSS18/000394	171	10 Tamborine Mountain - Other Matters	PLSS18/000419	86	4 Tamborine Investigation Area and Passive Recreation Precinct

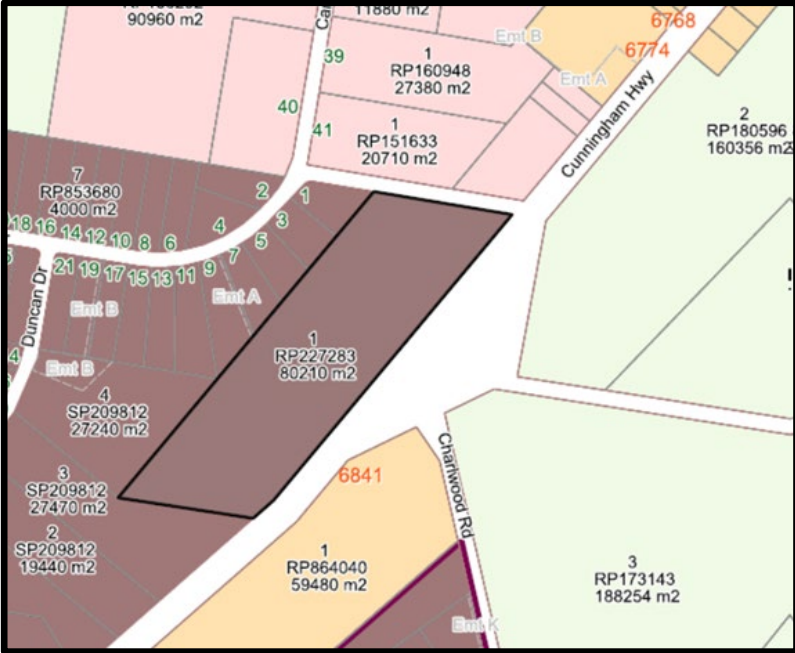
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PLSS18/000471	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000497	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000472	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000498	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000473	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000499	86	4 Tamborine Investigation Area and Passive Recreation Precinct
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PLSS18/000477	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000503	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000478	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000504	86	4 Tamborine Investigation Area and Passive Recreation Precinct
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PLSS18/000490	175	10 Tamborine Mountain - Other Matters	PLSS18/000516	158	9 Tamborine Mountain - Residential Development Matters
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PLSS18/000494	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000520	86	4 Tamborine Investigation Area and Passive Recreation Precinct
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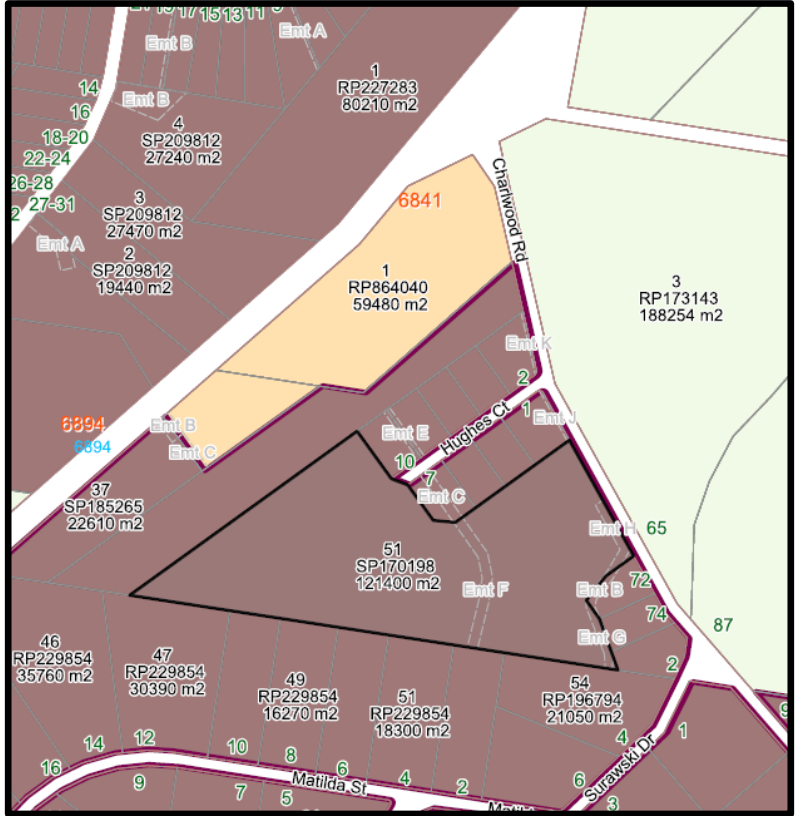
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PLSS18/000533	86	4 Tamborine Investigation Area and Passive Recreation Precinct	PLSS18/000559	160	9 Tamborine Mountain - Residential Development Matters
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PLSS18/000535	175	10 Tamborine Mountain - Other Matters	PLSS18/000561	86	4 Tamborine Investigation Area and Passive Recreation Precinct
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PLSS18/000537	158	9 Tamborine Mountain - Residential Development Matters	PLSS18/000563	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000538	158	9 Tamborine Mountain - Residential Development Matters	PLSS18/000564	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000539	158	9 Tamborine Mountain - Residential Development Matters	PLSS18/000565	86	4 Tamborine Investigation Area and Passive Recreation Precinct
PLSS18/000540	159	9 Tamborine Mountain - Residential Development Matters	PLSS18/000566	47	1 General rezoning requests
PLSS18/000541	140	8 Tamborine Mountain - Environmental Matters	PLSS18/000567	110	6 Minimum Lot Sizes in the Low-medium Density Residential Zone and Low Density Zone
PLSS18/000542	159	9 Tamborine Mountain - Residential Development Matters	PLSS18/000569	154	9 Tamborine Mountain - Residential Development Matters
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PLSS18/000547	159	9 Tamborine Mountain - Residential Development Matters	PLSS19/000005	29	1 General rezoning requests

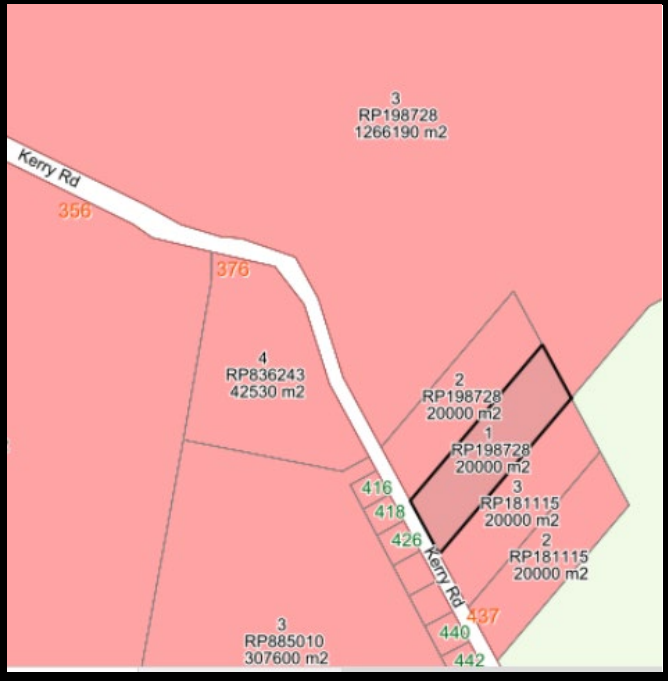
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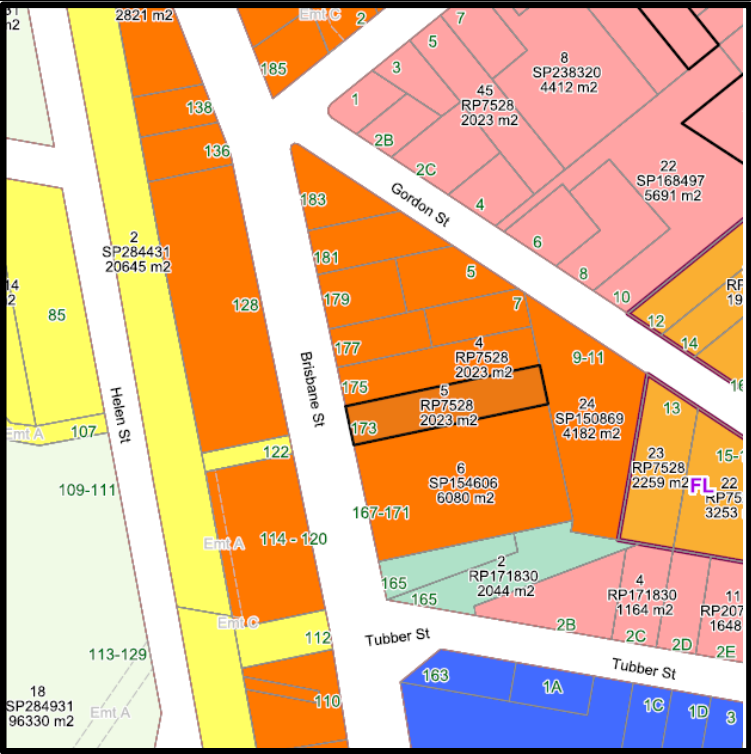

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1. General rezoning requests

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000178	<p>The submission is in relation to Lot 1 RP227283, Cunningham Highway, Aratula, which is located south of the existing businesses in the township and across from the existing motel.</p>  <p>The land is proposed to be included in the Rural Residential Zone under the draft Planning Scheme, however, the submission requests Council consider including the land in the Township Zone for the following reasons:</p> <ul style="list-style-type: none"> Noise from Cunningham Highway does not make it suitable for residential uses. The Rural Residential Zone in the draft Planning Scheme outlines that development is to protect a high level of amenity and privacy. This could not be adequately achieved given that the land is adjacent to the Cunningham Highway. The noise associated with the operation of the highway will affect the amenity of any future dwellings that may be proposed on the land. In addition, it is understood that the State would consider noise impacts as part of any future development application process to create rural residential lots. The State may impose noise attenuation requirements for residential dwellings on future lots (this may include an acoustic barrier along the Cunningham Highway frontage and architectural treatments that may affect dwelling affordability); The Township Zone will provide a buffer between the Cunningham Highway and existing rural residential development to the west; The development of the land in line with the purpose of the Township Zone will activate the Cunningham Highway frontage of Aratula and the land correlates with the extent of the Township Zone on the opposite side of the Cunningham Highway (associated with the existing motel); The land is subject to flooding (not mapped on overlays) and inclusion of the land in this zone will assist with ensuring that future dwellings are not developed in an area that is susceptible to flooding. 	<p>The submission's request to include the land in the Township Zone has been considered. It is recommended that the land be retained in the Rural Residential Zone for the following reason:</p> <ul style="list-style-type: none"> The extension of commercial activities along the western side of the Cunningham Highway and subsequently, the expansion of commercial ribbon development is not supported. Consolidation of the Township Zone to the existing traditional village development pattern of Aratula and existing non-residential uses is sought. 	No	No change.	N/A
PLSS18/000193	<p>The submission raises the following matters regarding Lot 51 on SP170198, Hughes Court, Aratula and Lot 99 SP170198, Charwood Road, Aratula:</p> <p><i>Lot 51 on SP170198</i></p>	<p>1. <i>Lot 51 on SP170198</i></p> <p>The submission's request to amend the draft Planning Scheme to include Lot 51 on SP170198 in the minimum 4000m² lot size area on Overlay Map OM13</p>	No	1. (a). Amend Overlay Map OM-13 to include the following land in	Yes


Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>1. The draft Planning Scheme includes Stages 3 and 4 of this approved subdivision (lapsed) in the 1ha area of the Rural Residential Zone, when the approval allowed for 0.4ha. Requiring a minimum lot size of 1ha in this area would be inconsistent with previous approvals and development of Stages 1 and 2. Further, in terms of the Purpose and Overall Outcomes for the zone as detailed at Section 6.2.15.2, maintaining a minimum lot size of 4000m² for Stages 3 and 4 would not be inconsistent in any way with the Purpose and Overall Outcomes. Council is requested to:</p> <ul style="list-style-type: none"> Amend OM-13 as it applies to the original Lot 2 to show a minimum lot size of 4000m²; Amend Table 9.4.6.3.2 Minimum Lot Size and Design to provide that in the Rural Residential Zone - Rural Residential A Precinct the minimum lot size in accordance with the amended OM13 above is 4000m².  <p><i>Lot 99 SP170198</i></p> <p>2. Lot 99 on SP170198 at Charlwood Road is currently zoned Rural Residential in the Boonah Planning Scheme and included in the Rural Residential Zone (Rural Residential Precinct A) under the draft Planning Scheme. To the west the land is bordered by Lot 37 SP185265 which is developed with a service station/truck hardstand/restaurant, vacant Lot 38 SP185265 and the Aratula Motel on Lot 1 RP864040. To the east it is bordered by existing/proposed rural residential lots. Access is via an approved TMR/Council easement between Lots 37 and 38 SP185265 direct from the Cunningham Highway. As part of construction of the service station on Lot 37, a 3m wide landscaped corridor has been constructed on the eastern boundary of Lot 99 to provide separation to existing/proposed rural residential lots. Considering the attributes of the subject site such as:</p>	<p>has been considered. It is recommended that the draft Planning Scheme be amended to include the land in the 4000m² minimum lot size area to enable consistency of development with the surrounding rural residential zoned land and also the previous approval (lapsed) for rural residential development on the land.</p> <p>Having regard to the agreement of the submission's request to include the land in the minimum 4,000m² lot size area on Overlay Map OM13, an amendment to the site's zoning that reflects this lot size (and subsequently, uses commensurate with this lot size) is also proposed. It is proposed to include Lot 51 and those smaller rural residential lots surrounding the site in the Rural Residential Zone (Where No Precinct Applies) as opposed to the Rural Residential Zone - Rural Residential A Precinct (i.e. 1 ha precinct).</p> <p>An increase in the minimum lot size for the Rural Residential Zone from 3,000 to 4,000m² is proposed having regard to the assessment of the matters raised in other submissions regarding the minimum lot size.</p> <p><i>Lot 99 SP170198</i></p> <p>2. The request to amend the zoning of Lot 99 on SP170198 in the draft Planning Scheme from the Rural Residential to Industry Zone has been considered. It is recommended that the Rural Residential zoning of this land be maintained. An industrial zoning at this location is not considered appropriate having regard to the narrow width of the site (and subsequently limited ability to ameliorate any potential impacts on-site) and due to the potential for negative amenity impacts on the adjoining Rural Residential zoned land.</p>		<p>the 4000m² minimum lot size area:</p> <ul style="list-style-type: none"> 51 SP170198 1 SP170198 2 SP170198 3 SP170198 36 SP170198 35 SP170198 34 SP170198 33 SP170198 32 SP170198 18 SP170198 19 SP170198 20 SP170198 21 SP170198 <p>(b). Remove the abovementioned land from the Rural Residential Zone - Rural Residential A Precinct and include in the Rural Residential Zone (Where No Precinct Applies).</p> <p>2. No change.</p>	

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000088	<p>The submission supports the inclusion of Lots 1-3 on RP198728 at Kerry Road, Beaudesert in the Low-medium Density Residential Zone and the Masterplan Overlay and states that the zoning will enable the site to be developed for residential purposes as originally intended.</p> 	<p>The submission's support of the proposed zoning of the property in the draft Planning Scheme is noted.</p> <p>Please note that additional policy proposed to be incorporated in the Low-medium Density Residential Zone such as assessment benchmarks seeking the protection of the landscape amenity provided by the Birnam Range, which frames Beaudesert to the east, may have implications for the development of the land. Please refer to the Analysis and Recommendation of PLSS18/000060 for further information.</p>	No	No change.	N/A
PLSS18/000230	<p>The submission seeks the inclusion of Lot 5 on RP7528 at 173 Brisbane Street, Beaudesert in the Commercial/Industrial Precinct of the Mixed Use Zone as opposed to the Mixed Use Zone (Where No Precinct Applies) for the following reasons:</p> <ul style="list-style-type: none"> The inconsistency of the proposed zoning with the current and future uses in the area; High level of traffic and traffic noise, in particular during school arrival and departure times; Incompatibility of residential uses allowable in the Mixed Use Zone with existing light industrial activities. 	<p>The block bounded by Mt Lindesay Highway to the west, Gordon Street to the north east and Fishers Gully to the south (being Lots 1 and 2 on RP116120, Lots 1 and 2 on RP138531, Lots 1 and 2 on RP131335, Lots 4 and 5 on RP7528 and Lot 6 on SP154606) are proposed to be included in the Mixed Use Zone (Where No Precinct Applies). These lots are currently included in the Frame Precinct of the Beaudesert Township Zone under the current <i>Beaudesert Shire Planning Scheme 2007</i>.</p> <p>The uses contained within this block include:</p> <ul style="list-style-type: none"> Wholesaler for soft drinks and party supplies; Two residential dwellings; Auto parts retailer; Motorcycle retailer / small engine servicing and repairs; Automotive mechanic (<i>subject site</i>); Car yard. <p>In general, the intent for the Mixed Use Zone is to provide for a mix of commercial and residential uses, whilst the Commercial Industrial Precinct of the Mixed Use provides for a combination of commercial and light industrial uses.</p> <p>Having regard to the predominantly light industrial land uses within this area, existing inclusion with the Frame Precinct under the current Planning Scheme combined with the amenity impacts generated as a result of the land's proximity to the Mt Lindesay Highway, it is proposed to include not just the site subject to the submission but the properties identified above in the Commercial/Industrial Precinct.</p>	No	<p>1. In Schedule 2, Mapping, Zone Map ZM-33, remove the following lots from the Mixed Use Zone - (Where No Precinct Applies) and include in the Mixed Use Zone-Commercial/ Industrial Precinct:</p> <ul style="list-style-type: none"> Lot 1 on RP116120; Lot 2 on RP116120; Lot 1 on RP138531; Lot 2 on RP138531; Lot 1 on RP131335; Lot 2 on RP131335; Lot 4 on RP7528; Lot 5 on RP7528; 	Yes

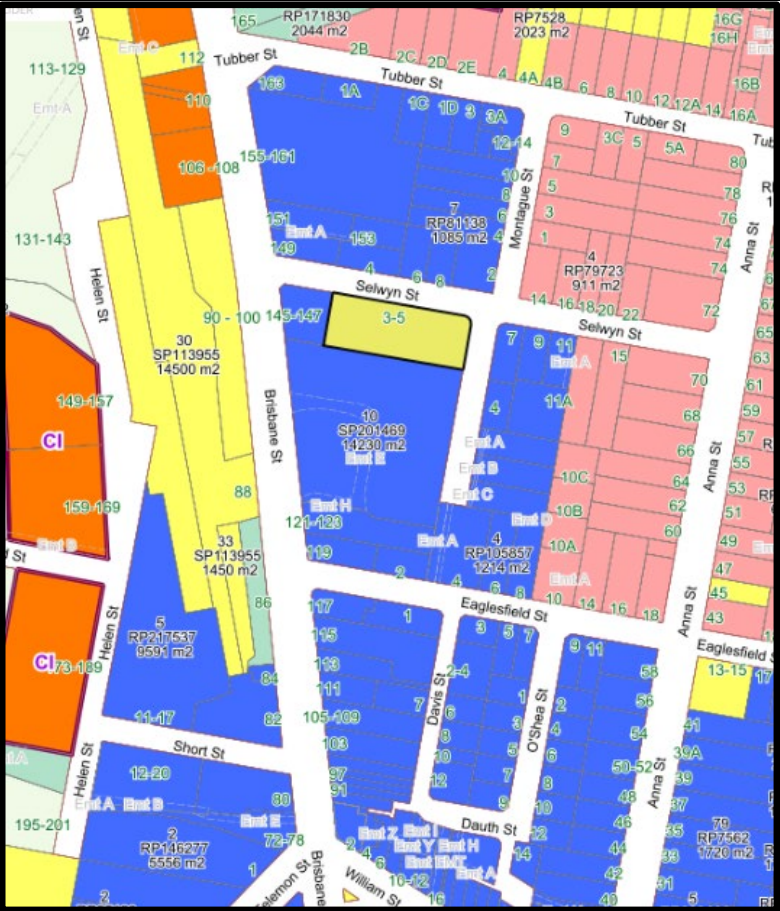
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<p>Lot 24 on SP150869 is proposed to be included in the Low-medium Density Residential Zone as opposed to the Mixed Use Zone having regard to the current use of the property for residential purposes and the flooding constraints that apply to the land.</p>		<ul style="list-style-type: none"> Lot 6 on SP154606; and <p>2. Remove Lot 24 on SP150869 from the Mixed Use Zone - (Where No Precinct Applies) and include in the Low-medium Density Residential Zone.</p>	
<p>PLSS18/000237</p>	<p>The submission is made in relation to the Oakland's estate site at 1 Jason Day Drive, Beaudesert (Lot 241 on SP278108), which is shown in the below map. The submission provided a description of the Oakland residential estate including its development approval history.</p> <p>Under the draft Planning Scheme, the site is proposed to be included in a number of zonings, being:</p> <ul style="list-style-type: none"> Low-medium Density Residential; Rural (which reflects that part of the site outside the Urban Footprint); Community Facilities; Neighbourhood Centre; and Recreation and Open Space. 	<p><i>Inclusion of Part of the Site in the Low-medium Density Residential Zone, Community Facilities Zone and Neighbourhood Centre Zone</i></p> <p>The submission's support of the inclusion of parts of the site in the above zonings are noted.</p> <p><i>Proposed Inclusion of Part of the Site in the Rural Zone</i></p> <p>The submission's request to include that part of the site proposed to be included in the Rural Zone (and in the Regional Landscape and Rural Production Area under the SEQ Regional Plan) into the Low-medium Density Residential Zone is noted.</p> <p>The submission notes two avenues for local governments to consider urban zonings outside of the Urban Footprint under the SEQ Regional Plan. An assessment of the submitter's request against each of these avenues is outlined below.</p> <ul style="list-style-type: none"> Local governments may propose minor adjustments to the Urban Footprint boundary through the local plan-making processes via rezoning, to recognise constraints, align to more logical boundaries or correct anomalies. <p>The land that is the subject of the submission is approximately 88 hectares in area, of which approximately 21 hectares is located outside the Urban Footprint and hence the Rural Zone under the draft Planning Scheme. Whilst it is noted that the Urban Footprint does not follow the cadastral boundaries of the site in this instance, it is considered that the inclusion of an additional 21 hectares (or approximately a quarter of the site) in an urban zoning does not represent a minor adjustment for the purpose of the above policy of the SEQ Regional Plan. Whilst it is acknowledged that the boundary of the Urban</p>	<p>No</p>	<p>In Schedule 2, Mapping, Zone Map ZM-34, remove Lot 1 on SP278108 (including Easement A and H) from the Recreation and Open Space Zone and include in the Community Facilities Zone.</p>	<p>No</p>

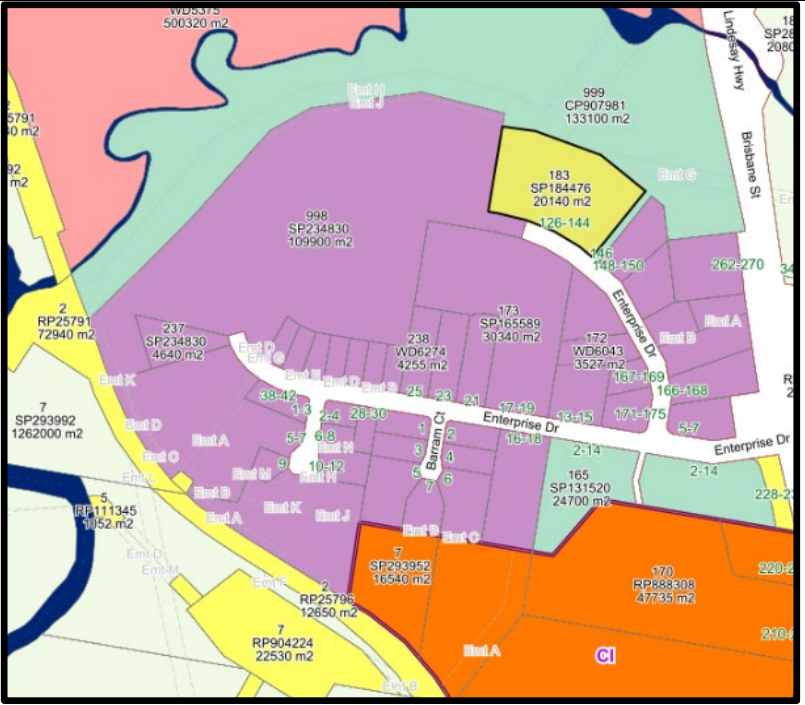
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p><i>Proposed Low-medium Density Residential Zone</i></p> <p>The submission supports the inclusion of the residential components of the site in the Low-medium Density Residential Zone.</p> <p><i>Proposed Rural Zone</i></p> <p>The submission does not support the inclusion of the north-eastern corner of the site in the Rural Zone. The following concerns were raised:</p> <ul style="list-style-type: none"> • Planning for the expansion of the Oakland residential estate is being stymied by the inclusion of part of the site in the Rural Zone, which appears to have no clear or practical reason; • The unconventional zoning boundary is a primary impediment to the continued orderly, well planned and efficient growth of the Oakland estate, including the efficient delivery of Council's planned future trunk infrastructure requirements. <p>The submission highlights that a submission to the State government to include the entire lot within the Urban Footprint during the consultation of the current SEQ Regional Plan was unsuccessful. However, the submission notes that the State government verbally advised that local governments as part of planning scheme process can address planning anomalies. The relevant section of the SEQ Regional Plan where such amendments can be facilitated was included in the submission and is outlined below.</p> <p><i>"Local governments may propose minor adjustments to the Urban Footprint boundary through the local plan-making processes via rezoning, to recognise constraints, align to more logical boundaries or correct anomalies.</i></p> <p><i>A local government may consider new land for urban purposes outside of the Urban Footprint, other than a minor adjustment, only where its detailed planning process has demonstrated a measurable local need and regional justification for the proposal".</i></p> <p>The submission states that following a number of planning investigations in relation to the subject area, no reasoning exists to include part of the site in the Rural Zone, and seeks that Council facilitate a proposed rezoning of the site in accordance with the above regional plan policy. Specifically, the submission seeks the inclusion of the site in an emerging community zone to allow for the planning for the land to:</p> <ul style="list-style-type: none"> • <i>"identify the portion of land that is suitable for urban purposes and designate such land as suitable for urban development;</i> • <i>manage the timely conversion of land to an appropriate zone to facilitate urban purposes (i.e. low-medium density residential development);</i> • <i>to ensure that formal master planning procedures are undertaken in accordance with Council policy to:</i> <ol style="list-style-type: none"> <i>identify and ensure development is well planned and integrated with surrounding land uses and infrastructure;</i> <i>to consider any environmental constraints that may be applicable;</i> <i>to ensure development is compatible with a development constraint and does not adversely affect the character or environmental value of the land; and</i> <i>to instigate any 'area specific' local/neighbourhood planning for the locality where considered necessary".</i> 	<p>Footprint through the site does not appear to align to a natural feature, it does incorporate that part of the land characterised by environmental values and development constraints (e.g. areas of environmental values and slope).</p> <ul style="list-style-type: none"> • <i>"A local government may consider new land for urban purposes outside of the Urban Footprint, other than a minor adjustment, only where its detailed planning process has demonstrated a measurable local need and regional justification for the proposal".</i> <p>The SEQ Regional Plan outlines the requirements that a local government must satisfy in undertaking the detailed planning referred to in the above policy, which is outlined below.</p> <p><i>"This detailed local planning must be justified against SEQ Regional Plan's goals, elements and strategies, sub-regional directions, and the Urban Footprint principles. Such justification will need to include that there are <u>no feasible options to unlock areas in the existing Urban Footprint, which will enable the local government area to accommodate its expansion dwelling supply benchmark or employment planning baselines.</u></i></p> <p><i>If satisfied, the Minister for Planning may endorse a planning scheme amendment that would be recognised as an urban zone for the purposes of the SEQ Regional Plan regulatory provisions".</i></p> <p>The above local planning required under the SEQ Regional Plan necessitates Council to demonstrate that there is a need for additional urban zoned land in the Regional Landscape and Rural Production Area on the basis that there are no options in the existing Urban Footprint to accommodate the growth targets prescribed under the regional plan. A sufficient allocation of developable land in the Urban Footprint is available at both a locality and regional level, which would make demonstrating a need for additional urban zoned difficult in this instance.</p> <p>Notwithstanding, Council will ensure that its planning for the region's long-term urban land supply is continually reviewed to not only ensure an adequacy of land supply but to also address emergent growth issues within the region such as responding to changes in demographic trends and growth scenarios. Council's holistic growth management strategy will be reviewed following the commencement of the new planning scheme and will further consider those submissions seeking an alternative urban development pattern than that contemplated by the draft planning instrument. It is anticipated that this growth management strategy will also inform Council's involvement in the next regional plan review.</p> <p><i>Proposed Recreation and Open Space Zone</i></p> <p>The submission's objection to the inclusion of part of site in Recreation and Open Space Zone is noted and in consideration of the use of the land as a stormwater detention basin, it is considered the most appropriate zone for Lot 1 on SP278108 is the Community Facilities Zone.</p> <p><i>Concerns regarding Proposed Overlay Mapping</i></p> <p>The submission's concerns regarding the accuracy and relevance of the below Overlays which are proposed to apply to the site are noted.</p> <ul style="list-style-type: none"> • Bushfire Hazard Overlay; 			

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	<p><i>Proposed Community Facilities Zone</i></p> <p>The submission supports the inclusion of that part of the site utilised for the secondary school in the Community Facilities Zone.</p> <p><i>Proposed Neighbourhood Centre Zone</i></p> <p>The submission supports the proposed inclusion of that part of the site utilised and approved for commercial uses in the Neighbourhood Centre Zone.</p> <p><i>Proposed Recreation and Open Space Zone</i></p> <p>The submission does not support the inclusion of that part of the site proposed to be included in the Recreation and Open Space Zone, and notes that it is currently included in the Residential Precinct of the Beaudesert Township Zone under the current <i>Beaudesert Shire Planning Scheme 2007</i>. Whilst the submission recognises that it is currently utilised as a stormwater detention basin, the land has not been fully investigated for its optimum uses and subsequently, is requested to be excluded from the Recreation and Open Space Zone.</p> <p><i>Proposed Overlays</i></p> <p>The submission notes that the following overlays apply to the site:</p> <ul style="list-style-type: none"> • Bushfire Hazard Overlay; • Environmental Significance Overlay; • Flood Hazard Overlay; • Landslide Hazard and Steep Slope Overlay; • Regional Infrastructure Overlay; • Water Resource Catchments Overlay; • Master Plan Area Overlay; • Transport Noise Corridor Overlay. <p>The following overlays were also recognised as being significant to the site:</p> <ul style="list-style-type: none"> • Higher Order Roads Overlay; • Road Hierarchy Overlay. <p><i>1. Bushfire Hazard Overlay</i></p> <p>The submission does not support the inclusion of parts of the site in a Bushfire Hazard Area which do not have any hazard risk, in particular parts of the site that have been cleared. Incorrect mapping complicates planning processes and the development of the site.</p> <p><i>2. Environmental Significance Overlay</i></p> <p>The submission does not support the inclusion of various parts of the site, in particular the following:</p> <ul style="list-style-type: none"> • Overlay Map 4C, which shows random patches of 'Koala Habitat' throughout the site which is considered questionable; • Overlay Map 4E, which shows a 'Stream Order 2' out of alignment with the constructed stormwater channel on site; 	<ul style="list-style-type: none"> • Environmental Significance Overlay; • Landslide Hazard and Steep Slope Overlay. <p>In relation to the mapping that informs the Overlays of the draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme.</p> <p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data. For example, since the preparation of the draft Planning Scheme for community consultation, data sets that inform Matters of State Environmental Significance and Agricultural Land Classification (ALC) Class A and Class B have been updated by the State government. Accordingly, the mapping informing the Environmental Significance Overlay and Agricultural Land Overlay have been updated to incorporate this latest data.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> • The Agricultural Land Overlay predominantly seeks to assess the potential impacts of larger-scale non-rural uses on sites greater than 5 ha and where not utilising more than 1,000m² of significant agricultural land (i.e. not applicable to residential dwellings and minor tourism uses); • The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; • The Environmental Significance Overlay seeks to protect certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided; • The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error</i>. Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay.</p>			

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	<ul style="list-style-type: none"> Overlay Map 4E, which also shows the 'Stream Order 2' and a 'Watercourse Buffer Area B' located within the approved Aged Persons Accommodation development site and this is considered to complicate the future development. The 'Stream Order 2' (and the buffer area) depicted in Overlay Map 4E have been specifically constructed as part of the Oakland Estate development and are considered to have limited 'environmental significance' value. <p>The environmental significance overlay mapping for the site is requested to be reviewed and ground-truthed to determine their presence.</p> <p>3. Landslide Hazard and Steep Slope Overlay</p> <p>The submission does not support the inclusion of various parts of the site in the Landslide Hazard and Steep Slope Overlay Area that are not considered to pose a significant risk.</p> <p>The landslide hazard and steep slope overlay mapping for the site is requested to be reviewed and removed from the site.</p> <p>4. Regional Infrastructure Overlay</p> <p>The submission does not support the location of the 'Future Investigation Corridor' through the centre of the site, making the land to the east of the future road unfeasible to develop and impacting on the overall amenity of the development.</p> <p>Realignment of the 'Future Investigation Corridor' to utilise the existing road infrastructure of Birnam Range Road is requested.</p> <p>5. Higher Order Roads Overlay and Road Hierarchy Overlay</p> <p>The submission seeks the recognition of Oakland Way as a 'Higher Order Road' as Oakland Way has been planned and constructed to a 30 metre wide dual carriageway collector road.</p> <p>The submission seeks the recognition of the road as a 'connector' or 'collector' road for the same reasons outlined above.</p> <p>Reconfiguration of a Lot Code and Minimum Lot Size</p> <p>The submission does not support the minimum lot size proposed for the Low-medium Density Residential Zone, being 450m². The retention of the current minimum lot size for land in the Master Plan Area and Residential Precinct of the Beaudesert Township Zone under the current <i>Beaudesert Shire Planning Scheme 2007</i> is sought, being 400m². The retention of the existing minimum lot size is requested to retain the residential yields and development efficiencies of the subject site.</p>	<p>This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p> <p><i>Future Investigation Corridor</i></p> <p>The submission's concerns regarding the alignment of a 'Future Investigation Corridor' through the site is noted.</p>  <p>The 'Future Investigation Corridor' is currently included in the <i>Beaudesert Shire Planning Scheme 2007</i> and is reflective of the alignment of the corridor adopted by Council. A review of the alignment of the 'Future Investigation Corridor' is outside the scope of the initial version of the Draft Planning Scheme.</p> <p><i>Higher Order Roads Overlay and Road Hierarchy Overlay</i></p> <p>The <u>Higher Order Road Overlay</u> is a mechanism utilised to provide for a reduced assessment level for certain land uses on more highly trafficable roads. It does not have any bearing on the classification of the road in terms of Council's road hierarchy. A review of the roads mapped in the Higher Order Road Overlay is outside the scope of the initial version of the draft Planning Scheme.</p> <p>The <u>Road Hierarchy Overlay</u> seeks to categorise the various roads based on Council's road hierarchy classification. A review of Council's road hierarchy is similarly outside the scope of the initial version of the draft Planning Scheme.</p> <p><i>Reconfiguration of a Lot Code and Minimum Lot Size</i></p> <p>The submission's request to reduce the minimum lot size in the Low-medium Density Residential Zone from 450m² to 400m² is not supported.</p>			

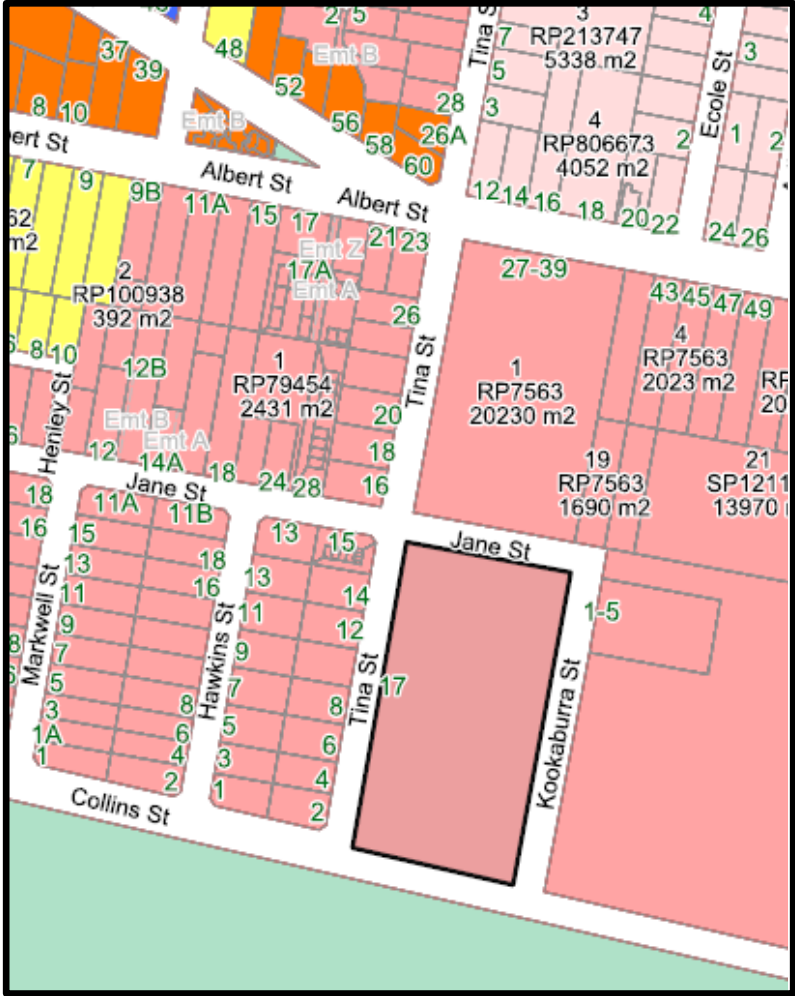
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		<p>As outlined in other responses to submissions, Council is seeking to achieve a residential development pattern that complements Beaudesert's regional setting and its rural town origins and character. A larger average urban residential lot size represents one mechanism proposed to achieve this outcome.</p>											
<p>PLSS18/000248</p>	<p>A submission was received in relation to the following land in Beaudesert:</p> <ul style="list-style-type: none"> Lot 1 on RP196672, 3-5 Selwyn Street; and Lot 183 on SP184476, 126-144 Enterprise Drive. <p>The submission notes that the existing depot operations are proposed to be relocated (in the medium term) from Selwyn Street to the Energex Bulk Supply Substation site at Enterprise Drive. Whilst Energex acknowledges that it is best practice for infrastructure to be included in the Community Facilities Zone, the submission requests that the Selwyn Street depot site be included in the Major Centre Zone and the Enterprise Drive substation site be included in the Industry Zone. The below reasoning was supplied.</p> <p>The depot at Selwyn Street has been established on the site for approximately 50 years and is intended to be relocated to Enterprise Drive. The submission notes that the Major Centre Zone represents the most appropriate zoning for the proposed disposed asset having regard to its central location in the Beaudesert town centre (please refer to below map); highly accessible to the immediate street network and expected minimal impacts on this network (supporting traffic assessment provided); within walking distance to public transport services along Mt Lindesay Highway and other centre activities; access to all urban services such as sewer, water, electricity and telecommunications; site represents a larger land holding and subsequently, development opportunity in the town centre, being 4,200 square metres in area; and is relatively free from development constraints. The relocation of the depot operations to the industrial estate will also provide for the redevelopment of the site resulting in improved amenity outcomes for the town centre.</p>	<p><i>Requested Zoning Changes</i></p> <p><i>Lot 1 on RP196672, 3-5 Selwyn Street, Beaudesert</i></p> <p>Energex have indicated that the existing depot operations at the above use is expected to be relocated to their Enterprise Drive premises in the medium-term. The land surrounding the site is contained within the Major Centre Zone and represents the most appropriate zoning for this surplus land. Accordingly, the submission's request to include the land within the Major Centre Zone in light of the upcoming disposal of this asset is supported.</p> <p><i>Lot 183 on SP184476, 126-144 Enterprise Drive</i></p> <p>The above land was contained in the Community Facilities Zone in light of its use for community infrastructure, which recognises Major electricity infrastructure, Substation and Utility infrastructure as consistent development. However, Energex have indicated a preference for the land to be included in an industrial zoning, which similar recognises the above community infrastructure uses as consistent development.</p> <p>The land in the surrounding area is similarly contained in the Industry Zone, with the exception of the adjoining park land. Accordingly, the submissions request to include the land in the Industry Zone is supported.</p> <p><i>Strategic Framework Mapping Request</i></p> <p>It is considered that the Strategic Framework meets that the State Planning Policy for Energy and that limited additional value will be provided by reflecting the mapping data in the Strategic Framework mapping, especially having regard region-wide scale of the strategic framework mapping.</p> <p><i>Levels of Assessment for Substation</i></p> <p>The submission's request to amend the assessment level for Substation in the Low Density Residential Zone, Low-medium Density Residential Zone and Rural Residential Zone is not supported. It is considered reasonable that a code assessable application be lodged to consider the design and separation distance to residential uses in these zones. Only those changes requested to the levels of assessment are outlined in the below table.</p> <table border="1" data-bbox="1308 1583 2095 1871"> <thead> <tr> <th>Zone</th> <th>Draft Level of Assessment</th> <th>Requested Level of Assessment</th> <th>Recommended Level of Assessment</th> </tr> </thead> <tbody> <tr> <td>Low Density Residential Zone</td> <td>Code Assessment</td> <td>Accepted Development if: - Undertaken by a public sector entity and; - the development</td> <td>Not supported, Substation is proposed to remain code assessable in residential zones.</td> </tr> </tbody> </table>	Zone	Draft Level of Assessment	Requested Level of Assessment	Recommended Level of Assessment	Low Density Residential Zone	Code Assessment	Accepted Development if: - Undertaken by a public sector entity and; - the development	Not supported, Substation is proposed to remain code assessable in residential zones.	<p>No</p>	<ol style="list-style-type: none"> In Schedule 2, Mapping, Zone Map ZM-33, remove Lot 1 on RP196672 from the Community Facilities Zone and include in the Major Centre Zone. In Schedule 2, Mapping, Zone Map ZM-33, remove Lot 183 on SP184476 from the Community Facilities Zone and include in the Industry Zone. Amend the categories of development and assessment for Major electricity infrastructure in all zones and precincts except the Conservation Zone, the Rural Escarpment Protection Precinct and Limited Development Zone - Flood Land Precinct to make all <i>Major electricity infrastructure</i> Accepted Development where proposed as underground infrastructure. Amend the Table of Consistent Uses in all zones except the Conservation Zone, the Rural Escarpment Protection Precinct and Limited Development Zone - Flood Land Precinct to make <i>Major electricity</i> 	<p>Yes</p>
Zone	Draft Level of Assessment	Requested Level of Assessment	Recommended Level of Assessment										
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	 <p>In relation to the Energex Bulk Supply Substation site at Enterprise Drive, Beaudesert, an industry zoning is requested as it is consistent with the predominant zoning and industrial uses in the area; the site is partially contained in an industrial zoning under the current planning scheme; and both the depot and substation land use is consistent with the purpose of the Industry Zone.</p>	<table border="1"> <tr> <td data-bbox="1308 268 1501 730">Low-Medium Density Residential Zone</td> <td data-bbox="1501 268 1694 730">Code Assessment</td> <td data-bbox="1694 268 1887 730"> footprint is less than 500m². Otherwise Code Assessable Accepted Development if: - Undertaken by a public sector entity and; - the development footprint is less than 500m². Otherwise Code Assessable </td> <td data-bbox="1887 268 2145 730"> Not supported, Substation is proposed to remain code assessable in residential zones. </td> </tr> <tr> <td data-bbox="1308 730 1501 1073">Rural Residential Zone</td> <td data-bbox="1501 730 1694 1073">Code Assessment</td> <td data-bbox="1694 730 1887 1073"> Accepted Development if: - Undertaken by a public sector entity and; - the development footprint is less than 500m². Otherwise Code Assessable </td> <td data-bbox="1887 730 2145 1073"> Not supported, Substation is proposed to remain code assessable in residential zones. </td> </tr> </table> <p><i>Levels of Assessment for Major Electricity Infrastructure</i></p> <p>The submission's request to amend the assessment level for Major electricity infrastructure where involving underground infrastructure is supported. However, it is not considered reasonable that it is recognised as code assessable development in other circumstances where involving aboveground infrastructure. Only those changes requested to the levels of assessment are outlined in the below table.</p> <table border="1"> <thead> <tr> <th data-bbox="1308 1356 1486 1434">Zone</th> <th data-bbox="1486 1356 1679 1434">Draft Level of Assessment</th> <th data-bbox="1679 1356 1872 1434">Requested Level of Assessment</th> <th data-bbox="1872 1356 2065 1434">Recommended Level of Assessment</th> </tr> </thead> <tbody> <tr> <td data-bbox="1308 1434 1486 1671">Community Facilities Zone</td> <td data-bbox="1486 1434 1679 1671">Code Assessment</td> <td data-bbox="1679 1434 1872 1671">Accepted development</td> <td data-bbox="1872 1434 2065 1671"> Accepted development where proposed as underground infrastructure; Otherwise Code Assessable. </td> </tr> <tr> <td data-bbox="1308 1671 1486 1898">District Centre Zone</td> <td data-bbox="1486 1671 1679 1898">Impact Assessment</td> <td data-bbox="1679 1671 1872 1898">Accepted development where proposed as underground infrastructure (inclusive of associated transition structures);</td> <td data-bbox="1872 1671 2065 1898"> Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable. </td> </tr> </tbody> </table>	Low-Medium Density Residential Zone	Code Assessment	footprint is less than 500m ² . Otherwise Code Assessable Accepted Development if: - Undertaken by a public sector entity and; - the development footprint is less than 500m ² . Otherwise Code Assessable	Not supported, Substation is proposed to remain code assessable in residential zones.	Rural Residential Zone	Code Assessment	Accepted Development if: - Undertaken by a public sector entity and; - the development footprint is less than 500m ² . Otherwise Code Assessable	Not supported, Substation is proposed to remain code assessable in residential zones.	Zone	Draft Level of Assessment	Requested Level of Assessment	Recommended Level of Assessment	Community Facilities Zone	Code Assessment	Accepted development	Accepted development where proposed as underground infrastructure; Otherwise Code Assessable.	District Centre Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures);	Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable.		<p>infrastructure a 'potentially consistent use' where it was previously not included in the table as either a 'consistent' or 'potentially consistent' use.</p>	
Low-Medium Density Residential Zone	Code Assessment	footprint is less than 500m ² . Otherwise Code Assessable Accepted Development if: - Undertaken by a public sector entity and; - the development footprint is less than 500m ² . Otherwise Code Assessable	Not supported, Substation is proposed to remain code assessable in residential zones.																						
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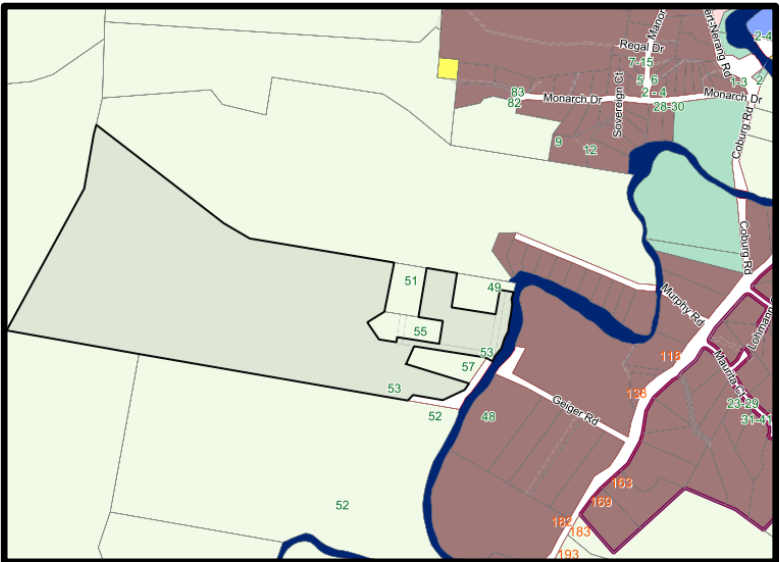
Submission ID	Key Points of Submission	Analysis				State Interest? Yes/No	Recommendation	Significant Change?									
	 <p><i>Strategic Framework Mapping</i></p> <p>The submission notes that whilst the draft Planning Scheme has included the policy of the State Planning Policy for Energy in Section 3.7 of the Strategic Framework and Section 8.2.9 Regional Infrastructure Overlay Code, it was considered that the inclusion of the mapping data on Strategic Framework Map SFM-02: 'Growing Economy' would provide further clarity in interpretation and application of the relevant overlay assessment criteria.</p> <p><i>Levels of Assessment - Substation and Major Electricity Infrastructure</i></p> <p>The submission notes that Substations and Major electricity infrastructure are needed in response to network demand and community needed. The submission seeks consideration of applying a cascading level of assessment to the land use across the various zones, which are outlined in the analysis column of this submission assessment.</p>		Industry Zone	Code Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)		Otherwise Impact Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)				
			Limited Development Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)		Otherwise Code Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)				
		Local Centre Zone		Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)		Otherwise Impact Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)				
		Low Density Residential Zone		Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)		Otherwise Code Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)				
		Low-Medium Density Residential Zone		Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)		Otherwise Code Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures)				

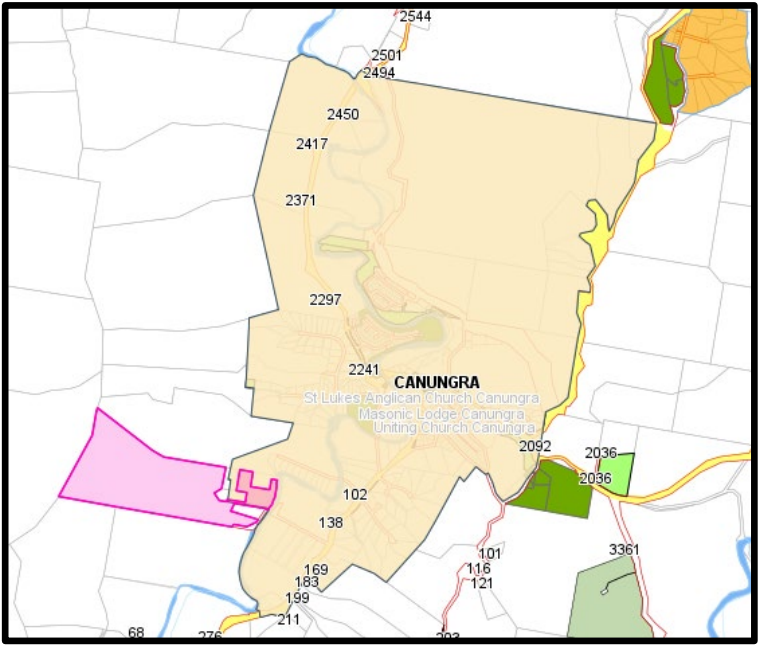
Submission ID	Key Points of Submission	Analysis				State Interest? Yes/No	Recommendation	Significant Change?
				Otherwise Code Assessable				
		Major Centre Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures); Otherwise Impact Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures); Otherwise Impact Assessable		Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable.	
		Major Tourism Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures); Otherwise Impact Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures); Otherwise Impact Assessable		Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable.	
		Minor Tourism Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures); Otherwise Impact Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures); Otherwise Impact Assessable		Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable.	
		Mixed Use Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures); Otherwise Impact Assessable	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures); Otherwise Impact Assessable		Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable.	
		Neighbourhood Centre Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of	Accepted development where proposed as underground infrastructure (inclusive of		Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable.	

Submission ID	Key Points of Submission	Analysis				State Interest? Yes/No	Recommendation	Significant Change?
				associated transition structures) Otherwise Impact Assessable	Otherwise Impact Assessable.			
		Recreation and Open Space Zone	Code Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures) Otherwise Code Assessable	Accepted development where proposed as underground infrastructure; Otherwise Code Assessable.			
		Rural Residential Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures) Otherwise Code Assessable	Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable.			
		Rural Zone (excluding the Rural Escarpment Protection Precinct)	Code Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures) Otherwise Code Assessable	Accepted development where proposed as underground infrastructure; Otherwise Code Assessable.			
		Special Purposes Zone	Code Assessment	Accepted development	Code Assessment			
		Township Zone	Impact Assessment	Accepted development where proposed as underground infrastructure (inclusive of associated transition structures) Otherwise Code Assessable	Accepted development where proposed as underground infrastructure; Otherwise Impact Assessable.			
		Minor Tourism Zone	Impact Assessment	Accepted development where proposed as underground infrastructure	Accepted development where proposed as underground infrastructure;			

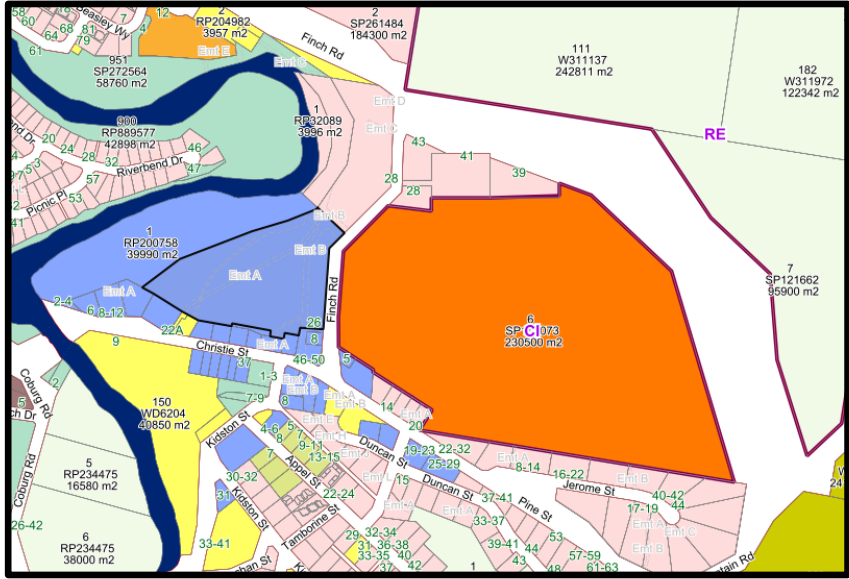
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		(inclusive of associated transition structures) Otherwise Impact Assessable			
PLSS18/000285	<p>The submission relates to Lot 15 on RP768821, 17 Jane Street, Beaudesert, which is proposed to be included in the Low-medium Density Residential Zone. The submission seeks a more appropriate zoning (as opposed to the proposed Low-medium Density Residential Zone) to better utilise the attributes of the site, which are outlined below.</p> <ul style="list-style-type: none"> largest allotment in the area and almost entirely undeveloped but for one dwelling house; close proximity to the town centre being a comfortable walk into the centre of town reducing the potential need for vehicular transport; lack of constraining overlays or easements freeing up the site's development potential; immediate proximity to key social services (Show Grounds and Golf Club).  <p>The submission notes that the land is ideally situated to meet the population pressures often encountered in South East Queensland local government areas,</p>	<p>The submission seeks the creation of a residential precinct specific for Lot 15 on RP76821, 17 Jane Street, Beaudesert to allow for a more intensive form of residential development on the site in light of its particular characteristics such as proximity to town centre, larger undeveloped parcel and access to services and infrastructure. In particular, the submission seeks that any proposed lot size be appropriate for the intended uses and the values and constraints affecting the land.</p> <p>The submission's request to be included in a residential precinct with no defined minimum lot size or dimensions is not supported. This policy approach (i.e. no defined lot size and dimensions) is only utilised for commercial or community zonings where one prescribed lot size may not reflect the range of uses contemplated by the zone.</p> <p>The site's zoning, being the Low-medium Density Residential Zone, predominantly applies to Beaudesert. Council is seeking to achieve a residential development pattern that complements Beaudesert's regional setting and its rural town origins and character. Whilst a larger average urban residential lot size applies to this Zone, it also provides for a minimum lot size of 450m² under certain circumstances and for a range of housing types.</p>	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>and references the recognition of Beaudesert as being in proximity to a "Potential Future Growth Area" under the SEQ Regional Plan. The submission identifies that the only other areas earmarked for future residential development are on the outer periphery of town, which will encourage urban sprawl and traffic congestion, and are characterised by development constraints as reflected in the overlays that apply to this land. The submission notes that the subject land is by contrast relatively free from development constraints.</p> <p>Accordingly, the submission requests a zoning that provides for a more intensive form of residential development, or a smaller residential lot size. The submission notes that having regard to the unique nature and development potential of the site, the site warrants its own unique precinct that allows subdivisions to have a minimum lot size that achieves the following outcome (which has been prescribed for other zones in the planning scheme):</p> <ul style="list-style-type: none"> • <i>"Lot sizes and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land".</i> <p>The submission notes that this option will provide for a more appropriately scaled development (subject to Council assessment), which will expedite the development assessment process with the knowledge that Council is supportive of the proposal and will eliminate any unnecessary third party risk to development.</p>				
PLSS18/000105	<p>The submission supports the proposed inclusion of Lot 11 on RP94728, 46 Macquarie Street, Boonah in the Mixed Use Zone on the basis of the following:</p> <ul style="list-style-type: none"> • The prominent location of the land on the corner of Macquarie Street and Coronation Drive, with the property able to serve as a gateway to Boonah; • The property can serve a significant complimentary role to the central business district of Boonah. Council's recent approval of a service station on this site will assist in this respect; • The site can be developed for a range of code assessable land uses (e.g. food and drink outlets, showroom, service industry, indoor sport and recreation etc.) that will reinforce the important role the property can play in the ongoing development of Boonah and provide the impetus for other vacant lots in the vicinity of the property to be developed. 	<p>The submission's support of the proposed zoning of the property in the draft Planning Scheme is noted.</p>	No	No change.	N/A

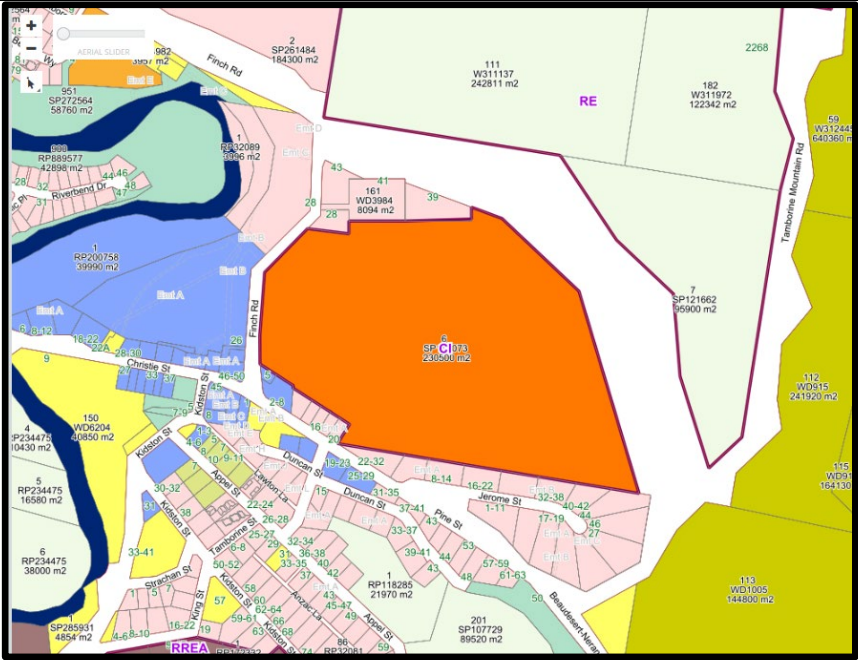
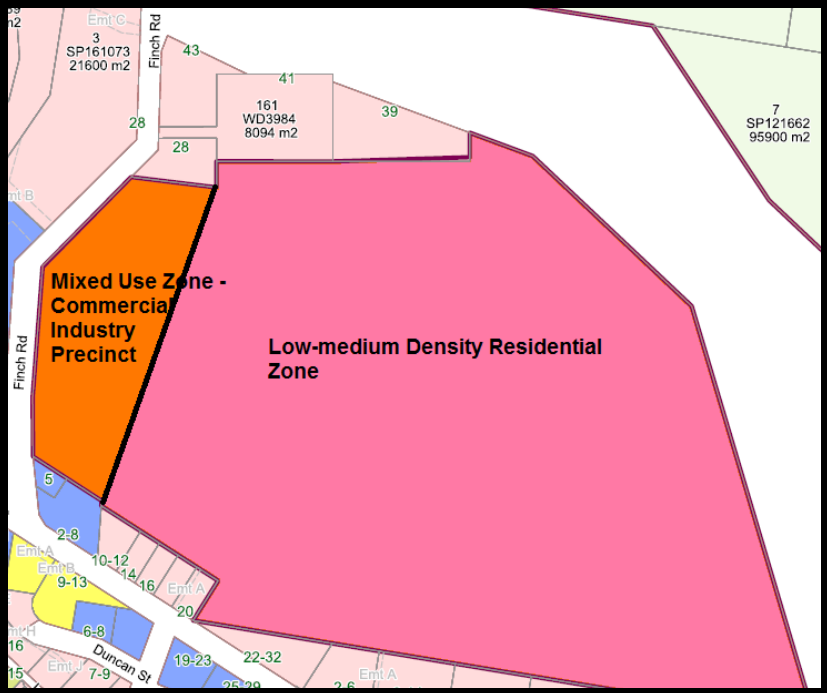
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
<p>PLSS18/000050</p>	<p>The submission is made in relation to Lot 5 on SP280498, 53 Geiger Road, Canungra, which is proposed to be included in the Rural Zone under the Draft Planning Scheme.</p> <p>The submission explains that the family farm was purchased in 1952 and bequeathed to the parent owners' eight children in eight equal parts at approximately 1.68 hectares, with the balance to be held as common property between the siblings. The submission also describes the parent owners as well respected and engaged members of the local community and their children as still being closely involved with many aspects of local life in Canungra.</p> <p>The parent owners had little awareness around the planning framework and requirements for this subdivision to occur and currently only four of the eight blocks have been successfully subdivided. The proposed rural zoning in the Draft Planning Scheme precludes the family's ability to further subdivide.</p> <p>The submission seeks the ability to create an additional 4 lots for the land owners of the site. Four lots have been previously subdivided from the site (referred to as Greenfields).</p> <p>The following two scenarios were presented in the submission:</p> <ul style="list-style-type: none"> • Rezone the area outside of the Urban Footprint to the Rural Residential A Precinct of the Rural Residential Zone and support a request to the State government to allow for the extension of the Urban Footprint, which will be in character with the properties in the area and facilitate the remaining subdivisions for the land owners; • Rezone the land in that part of the Urban Footprint in the Rural Residential A Precinct of the Rural Residential Zone, which may enable two additional lots to be created and wait upon the review of the SEQ Regional Plan in approximately 2022. <p>The submission notes that an upgrade of existing infrastructure is needed to service any additional development, with the family responsible for the maintenance of their own roads and easements and that the provision of reticulated water and sewerage services is not required in this instance.</p>  <p style="text-align: center;"><i>Draft Zoning of Subject Land</i></p>	<p>The two scenarios outlined in the submission regarding the zoning of the land are noted.</p> <p>Under the SEQ Regional Plan, local governments may seek to zone land outside the Urban Footprint under the below circumstances.</p> <ul style="list-style-type: none"> • "Local governments may propose minor adjustments to the Urban Footprint boundary through the local plan-making processes via rezoning, to recognise constraints, align to more logical boundaries or correct anomalies". • "A local government may consider new land for urban purposes outside of the Urban Footprint, other than a minor adjustment, only where its detailed planning process has demonstrated a measurable local need and regional justification for the proposal". <p>The above regional plan policy refers to zones for an urban purpose. The Rural Residential Zone is not recognised as an urban zone for the purpose of the <i>Planning Regulation 2017</i>. The requested inclusion of that part of the land outside of the Urban Footprint in the Rural Residential A Precinct of the Rural Residential Zone (under Scenario 1) will result in this land (i.e. in the Regional Landscape and Rural Production Area) still being subject to those provisions of the <i>Planning Regulation 2017</i> that seek to prohibit further subdivision of these areas for rural residential lots. Accordingly, under the Regulation, the inclusion of land outside the Urban Footprint in a rural residential zoning will not facilitate the opportunity to create additional rural residential lots.</p> <p>Under a local government plan making process, the inclusion of land in an urban residential zoning is the only mechanism that facilitates an opportunity to potentially consider the creation of additional lots outside of an Urban Footprint. However, it is considered that a Rural Residential Zone and not an urban residential zone is the most appropriate zoning of the site in this instance having regard to the predominant zoning of the surrounding lots contained in the Urban Footprint, restricted access to the site across a waterway, flooding constraints affecting the property and the inability to provide reticulated water and sewerage services that is typically expected in an urban zone.</p> <p>Furthermore, it is unlikely that any proposed urban zoning of the site will meet the above policy objectives of the SEQ Regional Plan having regard to the matters that local planning is required to demonstrate, which are outlined below.</p> <ul style="list-style-type: none"> • No feasible options to unlock areas in the existing Urban Footprint <p>Sufficient land is available in the Canungra Urban Footprint to accommodate projected growth until the next review of the planning scheme.</p> <ul style="list-style-type: none"> • Process must not be used to facilitate new rural residential development in the Regional Landscape and Rural Production Area. <p>The request has been made to effectively provide for the creation of additional rural residential lots.</p>	<p>No</p>	<ol style="list-style-type: none"> 1. In Schedule 2, Mapping, Zone Map ZM-35, remove the following lots from the Rural Zone and include in the Rural Residential Zone - Rural Residential A Precinct: <ol style="list-style-type: none"> a. Lot 1 on SP280498; b. Lot 2 on SP280498; c. Lot 3 on SP280498; and d. Lot 4 on SP280498. 2. In Schedule 2, Mapping, Zone Map ZM-35, remove the part of Lot 5 on SP280498 that is in the Urban Footprint of the SEQ Regional Plan from the Rural Zone and include in the Rural Residential Zone - Rural Residential A Precinct. <p>Note: this results in a split-zoning.</p> <ol style="list-style-type: none"> 3. In Schedule 2, Mapping, Overlay Map OM-13.2 Minimum Lot Size Overlay, include the following lots in the 1ha minimum lot size area: <ol style="list-style-type: none"> a. Lot 1 on SP280498; b. Lot 2 on SP280498; c. Lot 3 on SP280498; and d. that part of Lot 5 on SP280498 that is in the Urban Footprint of 	<p>Yes</p>

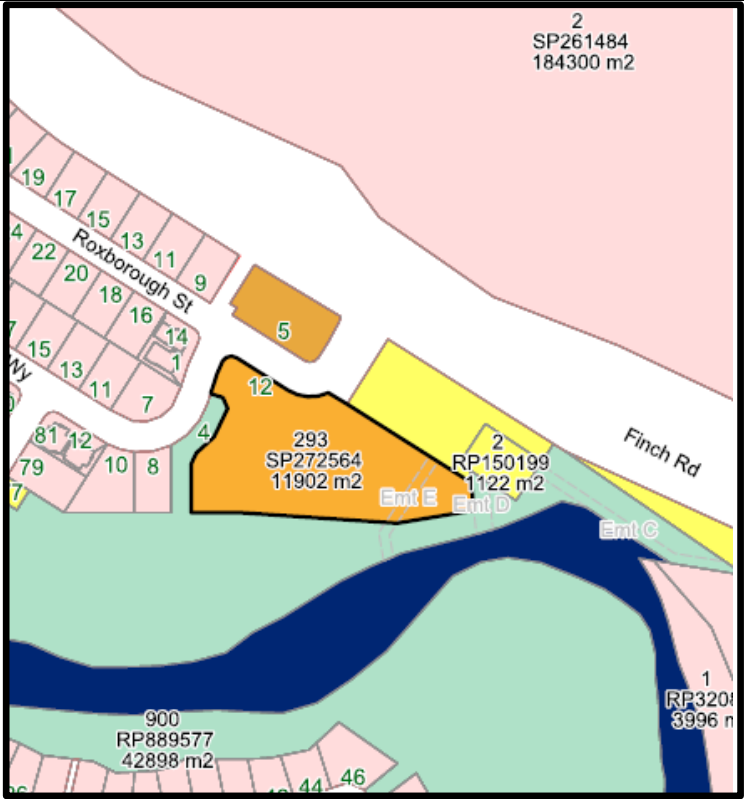
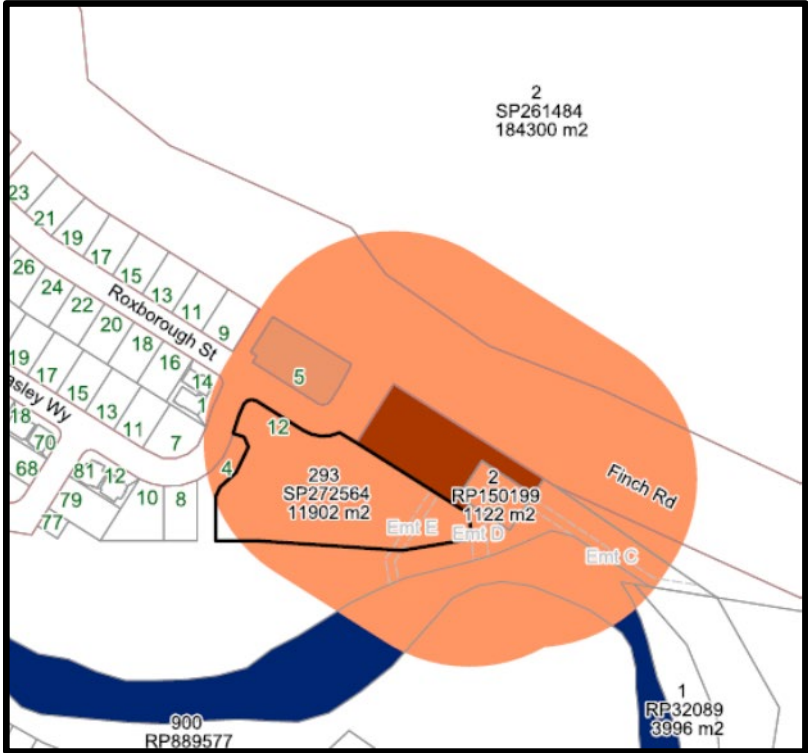
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p style="text-align: center;"><i>Map of Canungra Urban Footprint</i></p>	<p>Having regard to the unsuitability of the land for urban purposes (as outlined above) combined with the redundancy of zoning land outside of the Urban Footprint for rural residential purposes (i.e. inability to create additional lots), it is proposed to only include that part of the lot in the Urban Footprint in the Rural Residential A Precinct of the Rural Residential Zone (i.e. Scenario 2). Given that the Urban Footprint currently bisects Lots 2 and 3 on SP280498, it is proposed to include these entire lots within the Rural Residential Zone - Rural Residential A Precinct. Similarly, it is proposed to include Lot 4 on SP280498 in the Rural Residential Zone - Rural Residential A Precinct given its size of 1.68 ha and the consistency of the use undertaken on the property with the intent of the zone. As outlined above, the inclusion of this additional land in a rural residential zoning outside of the Canungra Urban Footprint (i.e. in the Regional Landscape and Rural Production Area) does not enable the further subdivision of this land to create new allotments.</p> <p>Notwithstanding the inclusion of the site in this zoning, the appropriateness of any development of the land will be determined as part of the assessment of any future application assessed against the requirements of the planning scheme in effect at the time of lodgement. Council's assessment of this submission does not infer any potential development yield or future use rights, nor does it seek to establish the likely requirements of any future development in terms of infrastructure or services.</p> <p>Please note that the process of preparing the draft Scenic Rim Planning Scheme will not involve any requests seeking to amend the SEQ Regional Plan to expand Urban Footprint areas. The review of the SEQ Regional Plan is a separate policy process undertaken by the State government in accordance with their review timeframes.</p>		the SEQ Regional Plan.	
PLSS18/000085 PLSS18/000086	The submission outlines support for PLSS18/000050 . Please refer to the Key Points of Submission for PLSS18/000050 .				
PLSS18/000111	The submission seeks the outcome outlined in the Key Points of Submission of PLSS18/000050 . Further information is detailed in this submission in support of the request.				
PLSS18/000154	The submission seeks the outcome outlined in the Key Points of Submission of PLSS18/000050 . Further information is detailed in this submission in support of the request.				
PLSS18/000319	Correspondence in support of PLSS18/000050 . Please refer to the Key Points of Submission for PLSS18/000050 .				
PLSS18/000112	<p>The submission seeks the outcome outlined in PLSS18/000050. Further information is detailed in the submission in support of the outcome sought in PLSS18/000050.</p> <p>The submission also raises the other below matters for consideration.</p> <ul style="list-style-type: none"> Advice from State Government received by the submitter and raised in the submission suggests that Council is able to <i>propose minor adjustments to the Urban Footprint boundary through the local plan-making process via rezoning</i>. The submission states that the request would align the urban footprint, which currently lies partially through the centre of the property. Furthermore, the character of the local rural residential area, which adjoins the site, would be maintained. The submission therefore requests Council's support to extend the urban footprint and re-zone to Rural-residential A, which would clean up urban footprint anomalies and allow the proposed family subdivision; Concerns are raised regarding the Low-density Residential Zone proposed for those greenfield lots in the north western corner of the Canungra Urban 	<p>Please refer to the Analysis and Recommendation of PLSS18/000050 regarding the submission matters raised in relation to 55 Geiger Road, Canungra.</p> <p><i>Concerns Regarding Proposed Low Density Residential Zone of Land in the North Western Corner of the Canungra</i></p> <p>The above land is currently located in the Canungra Urban Footprint and of that land that is potentially developable, it is intended to be utilised for urban development. The land is also currently included in the Residential Precinct of the Canungra Township Zone under the <i>Beaudesert Shire Planning Scheme 2007</i>.</p> <p>Under the draft Planning Scheme, the land is proposed to be included in the Low Density Residential Zone, which has a larger urban lot size of 700m². A larger urban lot size in this instance is proposed to achieve a lower density reflective of the development pattern and character of the Canungra township. Necessary services and infrastructure such as reticulated water</p>	No	No change.	N/A

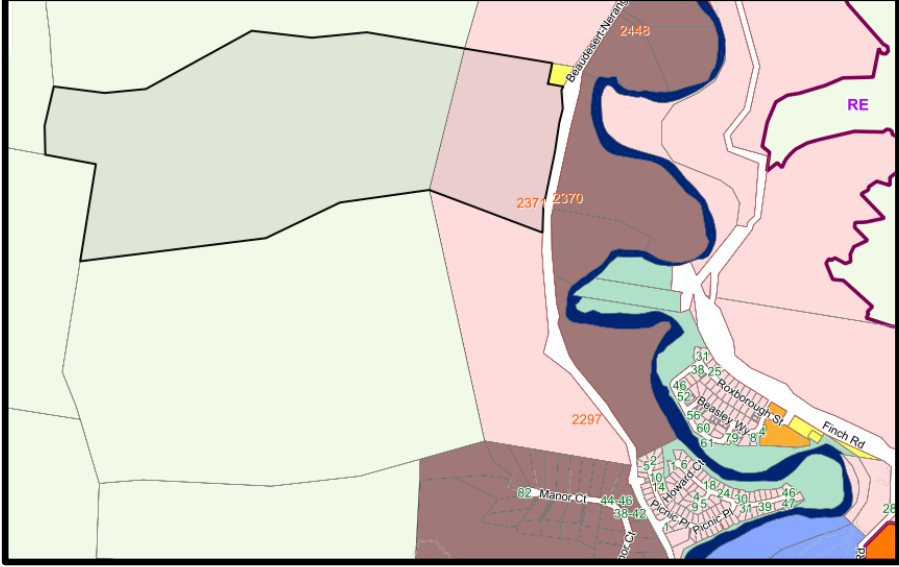
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>Footprint. The submission seeks that no future developments in Canungra smaller than 1 ha or outside of a Rural Residential Zone occurs as the locality does not have the necessary infrastructure to cater for the development anticipated by the draft Planning Scheme. The submission notes the dwellings to be created as a result of the developments at both Canungra Rise and Regal Drive and projects population growth that potentially will occur as a result of these approved developments and other areas of undeveloped residential land. The submission states that the infrastructure and services (e.g. roads and reticulated water supply) are inadequate to cater for the expected growth, and a rural residential development pattern of 1 ha or greater would result in properties that are self-sufficient in terms of on-site water and sewage treatment;</p> <ul style="list-style-type: none"> • Safety concerns were raised regarding the State-controlled road due to increased traffic; school drop-off and pick up are hazardous; and difficulties arise in crossing the road on the weekend; • The submission notes that discussions regarding the Canungra bypass have disappeared; • The submission notes that the Canungra primary school is at capacity and Moriarty Park is utilised for school sports; • In support of the submission to enable the creation of further lots on Lot 5 SP280498 at 53 Geiger Road, Canungra, the submission notes the rural precincts applied to the western corridor of the region, which provides for 40 ha and 60 ha lots. The submission seeks a region-wide approach to rural precincts and that the same mechanism be applied to some other areas of the region, including in relation to Lot 5; • Objection was raised regarding the introduction through the draft Planning Scheme of the number of properties that can rely upon easements to obtain vehicular access, and the need for construction of a new sealed road for developments; • The submission also raises concerns regarding the proposed Mixed Use Zone behind Jerome Street, and recommends the location of such zoning to near the cemetery or Canungra Land Warfare Centre. 	<p>and sewerage networks will be required to service any new urban development.</p> <p><i>Safety Concerns and Capacity Issues Regarding State-controlled Road Network and School Facilities</i></p> <p>The State government is responsible for the management and future planning of such assets as the State-controlled road network and public schools. The State government will receive a copy of Council's consultation report and the subsequently, the range of matters raised in the submissions received. Notwithstanding, Council has acknowledged the requirement in the Strategic Framework mapping of the draft Planning Scheme for an ultimate bypass of the Canungra township, however Council will not be responsible for the delivery of this infrastructure.</p> <p><i>Utilisation of Rural Precincts in the Draft Planning Scheme</i></p> <p>The draft Planning Scheme was permitted to carry over the current rural precincts from the Boonah Planning Scheme (being the 40 ha and 60 ha rural precincts). The retention of these precincts represent the carry forward of existing planning scheme policy only.</p> <p>No additional rural precinct planning was reflected in the draft Planning Scheme. Whilst a rural precinct may deliver smaller lots sizes in the Regional Landscape and Rural Production Area (i.e. smaller than 100 ha), the intent of a rural precinct is to facilitate agricultural production and cannot be utilised as a mechanism to create additional rural residential lots.</p> <p><i>Concerns regarding the Number of Allotments that can Rely Upon Access from an Easement</i></p> <p>The number of allotments that can rely on an easement to access a constructed road will depend on the individual circumstances of a proposal and will be considered as part of the development assessment process.</p> <p><i>Submission Concerns Regarding Proposed Mixed Use Zoning</i></p> <p>The submission's concerns regarding the Mixed Use Zoning is noted. Please refer to the Analysis provided in response to PLSS18/000156.</p> <p>Expansion of the urban zoning outside of the Canungra Urban Footprint is not required having regard to the available land within this area.</p>			
PLSS18/000054	<p>The submission commends and supports Council's efforts with the draft Planning Scheme in its consideration of development within the region. It also raises concerns about achieving Council's planning intentions via its proposed planning for the Canungra Town Centre.</p> <p>Land at 10-26 Finch Road, Canungra on Lot 2 RP200758 currently has approval for a shopping centre (Ref: 30001991.1 and MCBd17/054). The submission notes that there is little distinction between the Local Centre Zone Purpose and the Mixed Use Zone Purpose.</p> <p>The land opposite on the eastern side of Finch Road at Lot 6 on SP161073 is included in the Mixed Use Zone. The submission notes that site's Local Centre Zone only provides for a 'limited' range of commercial uses, whilst the adjacent Mixed Use zoned site is more open. The submission requests that the purpose</p>	<p><i>Purpose Statements of Zones</i></p> <p>The purpose statements of the zones used in the planning scheme are prescribed in Schedule 2 'Zones for local planning instruments' in the <i>Planning Regulation 2017</i>.</p> <p>Amendments to the purpose statements of the zones used in the draft Planning Scheme is not proposed to be sought from the Minister as it is considered that the Overall Outcomes of the Local Centre and Mixed Use Zones appropriately differentiates the role and function of each zone.</p> <p><i>Range of Commercial Uses in Mixed Use Zone</i></p>	No	No change.	N/A

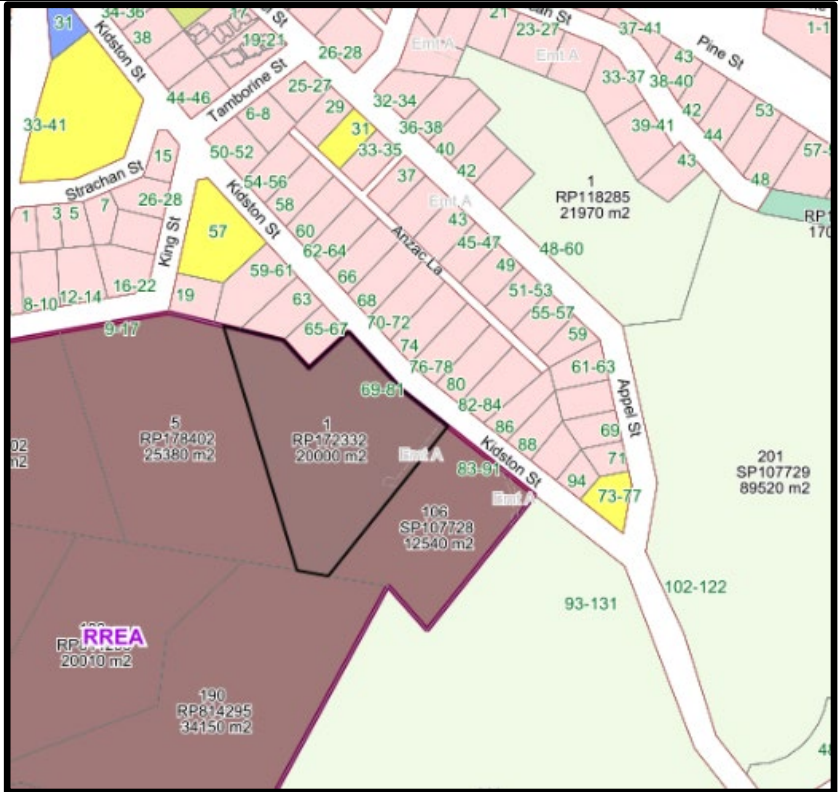
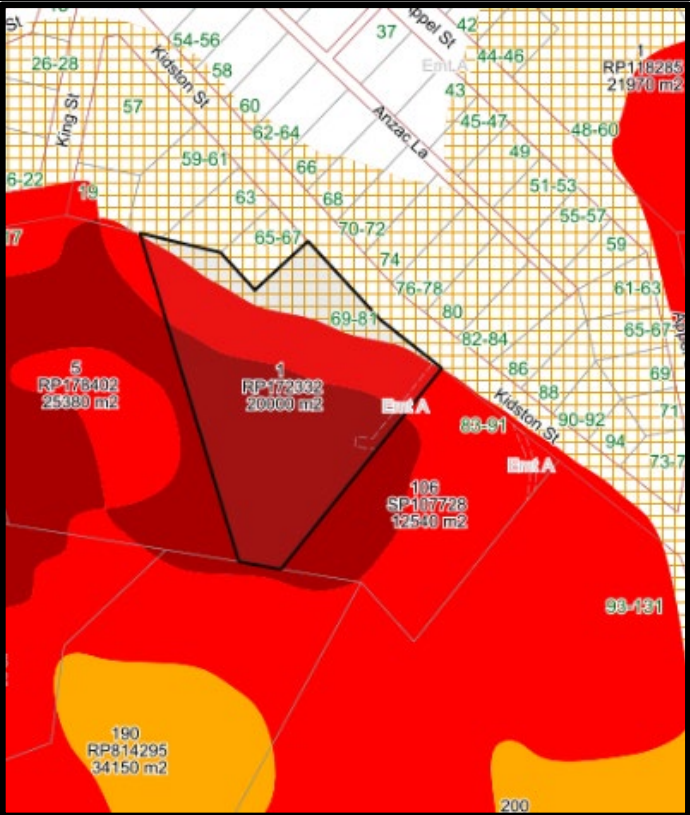
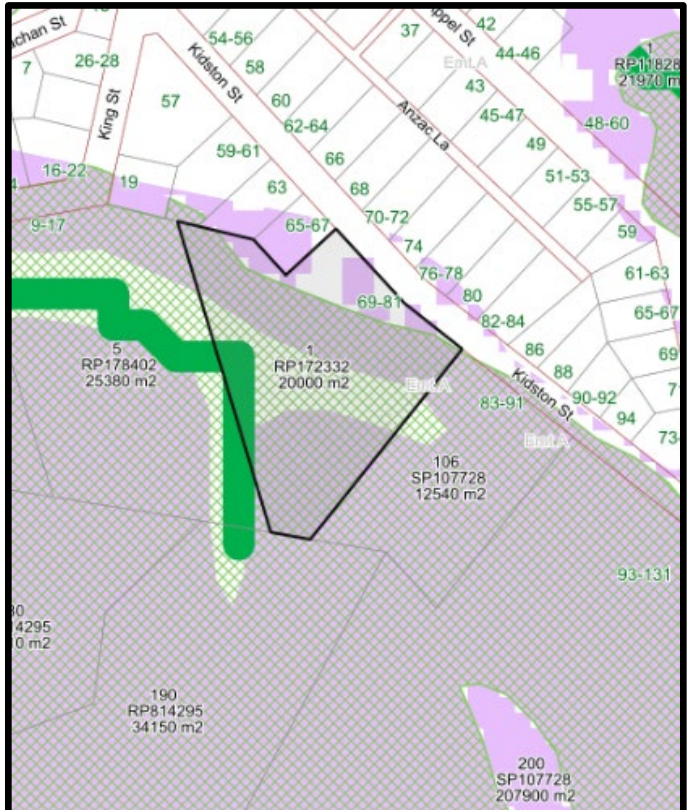
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	<p>of the Local Centre Zone be amended to remove reference to 'limited' variety of commercial, community and retail activities and that the Mixed Use zone purpose be amended to add 'limited' where business, retail and low impact industrial uses or activities are referenced.</p> <p>The submission notes that the 'shop' and 'shopping centre' uses are code assessable in both the Local Centre and Mixed Use Zones. It is requested that a 500m² GFA for 'shopping centre' within the Mixed Use Zone be imposed.</p> <p>The submission also seeks that the Koala Habitat overlay mapping shown at the centre of the site be removed and the remainder of the Koala Habitat area align with the area denoted as Bushland Habitat by the State Government (South East Queensland Koala Habitat Values western SEQ). The submission identifies that the draft proposed koala mapping over the site does not currently exist under the <i>Beaudesert Shire Planning Scheme 2007</i> and that this new mapping would "prejudice future approvals required to clear vegetation in order to undertake the approved development."</p> 	<p>Whilst the purpose of the Commercial Industrial Precinct of the Mixed Use Zone is intent on providing for a mix of activities, convenience retailing such as supermarkets, department stores or discount department stores is not recognised as consistent development in the Precinct. The Mixed Use Zone is intended to be subordinate to and not detract from the role and function of the centres of the region, which are intended to accommodate the convenience and higher order retailing needs of the community.</p> <p>Notwithstanding, the assessment of the matters raised in Submission No. PLSS18/000156 has resulted in a reduction in the quantum of land included in the Commercial Industrial Precinct. It is proposed to limit the land in the Commercial Industrial Precinct to a portion of the site adjacent to Finch Road, whilst the balance of the land is proposed to be included in the Low-Medium Density Residential Zone. Please refer to the assessment of Submission No. PLSS18/000156 for further details.</p> <p><i>Concerns Regarding Accuracy of Overlay Mapping</i></p> <p>In relation to the mapping that informs the Overlays of the draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme.</p> <p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data. For example, since the preparation of the draft Planning Scheme for community consultation, data sets that inform Matters of State Environmental Significance and Agricultural Land Classification (ALC) Class A and Class B have been updated by the State government. Accordingly, the mapping informing the Environmental Significance Overlay and Agricultural Land Overlay have been updated to incorporate this latest data.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> • The Agricultural Land Overlay predominantly seeks to assess the potential impacts of larger-scale non-rural uses on sites greater than 5 ha and where not utilising more than 1,000m² of significant agricultural land (i.e. not applicable to residential dwellings and minor tourism uses); • The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; 			

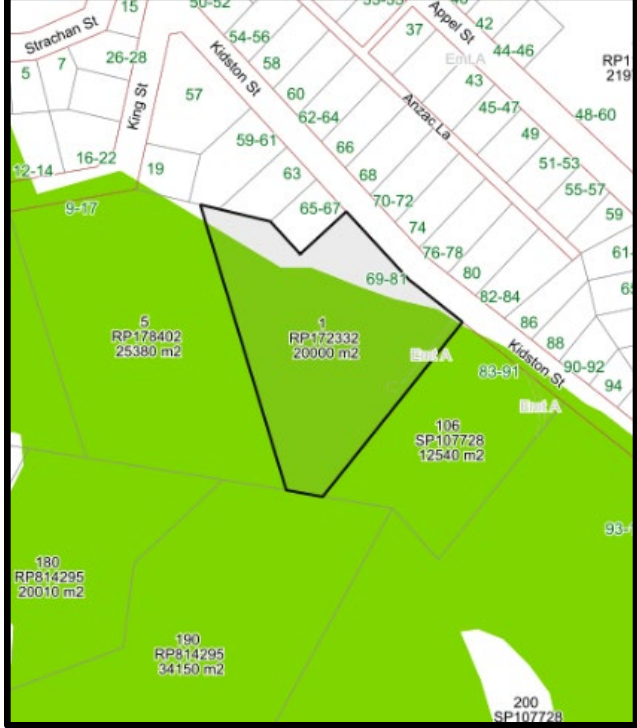
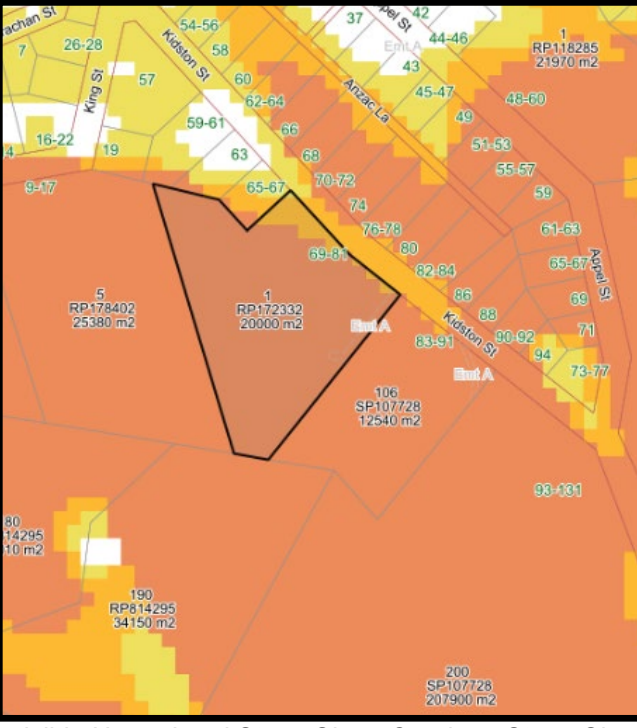
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<ul style="list-style-type: none"> The Environmental Significance Overlay seeks to protect certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided; The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p>			
PLSS18/000156	<p>The submission raised concerns regarding the inclusion of the entire 23 hectares of Lot 6 on SP161073, Finch Road, Canungra in the Commercial Industrial Precinct of the Mixed Use Zone.</p> <p>The submission notes that some commercial/light industrial land in Canungra is needed, however the site is too large to be entirely included in this precinct based on the likely demand for such uses in the township. The submission also questions whether an economic report that identifies a requirement for this area to be commercial and industrial land has been obtained by Council.</p> <p>The submission notes that the site's Finch Road frontage could be utilised for commercial/industrial development, whilst the balance of the land (where unconstrained) be used for residential purposes.</p> <p>To support this suggestion, the submitter recommends that the Table of Assessment 5.5.12.2 for the Mixed Use Zone - Commercial Industrial Precinct should be amended to also include a wide range of residential, uses including Retirement facility and Rooming accommodation. Furthermore, it is recommended that the codes require that no residential use occur on Finch Road and/or to acknowledge that the uses are only acceptable following approval of a master plan so that good planning outcomes are not constrained.</p>	<p>The submission's concerns regarding the extent of the Commercial Industrial Precinct proposed to apply to the land is noted.</p> <p>It is anticipated that the extent of land proposed to be included in this precinct will be in excess of needs of the Canungra township and its surrounding area. It is therefore recommended that the site's frontage to Finch Road be included in the Commercial Industrial Precinct of the Mixed Use Zone, whilst the balance of the land be incorporated in the Low-medium Density Residential Zone to provide for a range of residential uses in close proximity of the Canungra town centre. The proposed inclusion of the site within the Masterplan Overlay will seek to ensure that the interface of commercial / industrial uses and residential uses are addressed as part of a future development application.</p> <p>The proposed zoning split is outlined in the below map.</p>	No	<ol style="list-style-type: none"> In Schedule 2, Mapping, Zone Map ZM-35 and ZM-36, Remove the rear portion of Lot 6 on SP161073 from the Mixed Use Zone - Commercial/Industrial Precinct and include in the Low-medium Density Residential Zone as illustrated in the corresponding 'Analysis'. In Part 6, Zone Codes, Section 6.2.12 Mixed Use Zone Code, Table 6.2.12.3.1 - Assessable Development for Mixed Use Zone Where No Precinct Applies, delete PO6 and AO6 in Table 6.2.12.3.1 and renumber subsequent outcomes accordingly. 	Yes

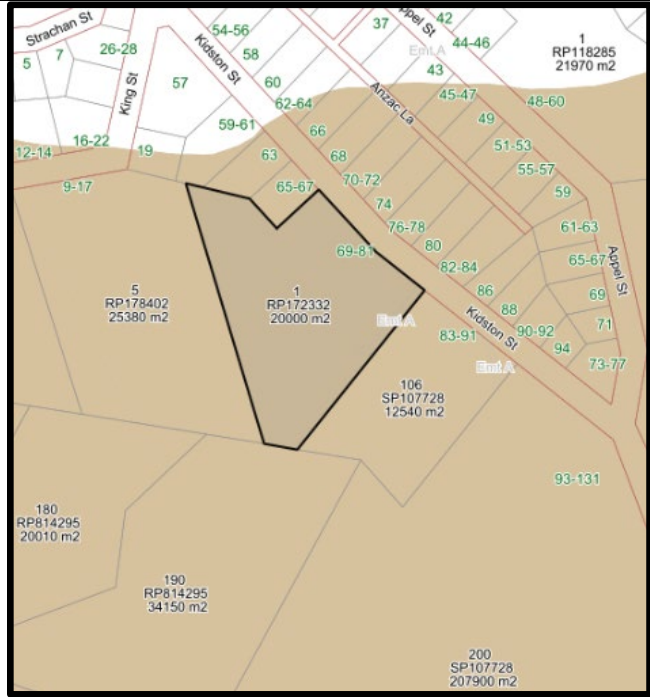
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission identifies an error in Table 6.2.12.3.1 (Mixed Use Zone (Where No Precinct Applies)), which references Finch Road but pointing out that the Finch Road Mixed Use area has been located within the Commercial Industrial Precinct.</p>	 <p>It is proposed to utilise two zonings to reflect the amended development intent described above as opposed to modifying the land uses contemplated by the Commercial Industrial Precinct of the Mixed Use Zone. In addition to commercial activities, the Commercial Industrial Precinct is also intent on providing for lower impacting industrial uses. It is considered that allowing industrial and residential uses in a single zoning may generate future land use conflict despite the requirement for master planning under the Masterplan Overlay Code.</p> <p>The submitter has correctly identified an error of reference to the Finch Road land that is in the Industrial Commercial Precinct, being placed in the zone code table (Where No Precinct Applies).</p> <p>Amend the error that refers to Finch Road at PO6 and AO6 in Table 6.2.12.3.1 (Mixed Use Zone (Where No Precinct Applies)).</p>			
PLSS18/000201	<p>The submission is not in support of the inclusion of Lot 293 SP272564, Finch Road, Canungra in the Limited Development Zone. It is considered that this land should remain in a residential zone because a portion of the land is developable and an odour report in regard to the odour impacts from the adjoining Sewage Treatment Plant has been supplied that supports a recent development application which recommends that a portion of the land is suitable for residential development based on the odour impacts.</p>	<p>The Limited Development Zone over Lot 293 on SP272564 is considered appropriate having regard to the extent of the Wastewater Treatment Plant Buffer Area over the land and therefore no change to the draft zoning is proposed. A residential zoning of the land would not facilitate development that achieves a level of amenity that would be expected of residents in regard to odour impacts.</p> <p>The Limited Development Zone (Where No Precinct Applies) does not support the creation of additional lots and may include <i>Dwelling houses</i> (subject to impact assessment) to facilitate small-scale residential living that is designed to reflect the significant constraints of the land.</p> <p>It is acknowledged that the standard 100m buffer on Overlay Map OM-09-A.2 does not account for other environmental characteristics such as topography that may have an effect on the potential odour impact and therefore increase or decrease the developable area within the buffer. However, it is appropriate to confirm the odour effects through a site-based odour assessment in the</p>	No	No change.	N/A


Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<p>development application process, rather than the zoning of the land and the Wastewater Treatment Plan Buffer area on OM-09-A.2 will be maintained in the draft planning scheme.</p> 			
<p>PLSS18/000244</p>	<p>The submission suggests that the draft Planning Scheme offers a lack of opportunity to establish small scale commercial activities that capitalise on location. The submission requests that a future neighbourhood centre, including a Service Station, is included for Canungra and specifically shown in the Strategic Framework in relation to land described as Lot 3 and 88 on WD4282, 2297 - 2371 Beaudesert Nerang Road, Canungra. This would include proposed mapping amendments to SFM-02 - Growing Economy, updating the Strategic Intent and the creation of a new precinct specific to the Low Density Residential Zone in which the subject site is located.</p> <p>The submission acknowledges the inclusion of part of the site in the Urban Footprint in the Low Density Residential (LDR) Zone and suggests that the LDR zone at this location would benefit from a precinct, which recognises the uniqueness of the site and that allows for the expansion of Canungra, rather than using the more traditional zoning requirements typical of residential neighbourhoods.</p> <p>There is a note in the submission that although the purpose and overall outcomes for the LDR zone states s.6.2.7.2 (1)(b) <i>community uses, and small-scale services, facilities and infrastructure, to support local residents...</i>, it does not follow within the table of assessment that any real opportunity for services or facilities related uses that are non-residential are identified.</p> <p>The submission seeks a precinct to support certain commercial uses such as a service station and dual occupancies as consistent development on lots greater than 600m² in all circumstances in relation to the site.</p>	<p>The submission's request for a future neighbourhood centre strategic designation and creation of a precinct in the Low Density Residential Zone is noted.</p> <p>The draft Planning Scheme is intent on containing the commercial zoning proposed to support the Canungra township and its rural surrounds to the boundaries of the proposed commercial zoning (i.e. Local Centre Zone). Accordingly, the establishment of commercial uses outside of the Canungra town centre is not supported via either the Strategic Framework or a precinct of the Low Density Residential Zone.</p> <p>Differentiation of the policy applied to dual occupancies in relation to the subject site is similarly not supported. A consistent approach is proposed to apply to dual occupancies in the Low Density Residential Zone across the region. Accordingly, the dual occupancy policy applicable to the Low Density Residential Zone will apply to the subject site.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>


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	 <p>The submission requests that the Overall Outcomes, Consistent Uses and Potentially Consistent Uses should reflect the inclusion of the additional uses so that convenience based activities can support the local community as well as passing trade along the Beaudesert-Nerang Road.</p> <p>The LDR zone table of assessment is also requested to be amended to allow for the consideration of additional commercial uses in certain circumstances. The submission has proposed a new precinct table with Consistent and Potentially Consistent Uses, detailing the additional uses/activities in the proposed Canungra Residential Precinct; and a new Table of Assessment for the LDR which includes the proposed precinct and its requested uses.</p>				
PLSS18/000246	<p>A submission has been received regarding Lot 1 on RP172332, 69-81 Kidston Street, Canungra, which is proposed to be included in the Rural Residential A Precinct of the Rural Residential Zone.</p>	<p>The submission notes that the site is in the Rural Residential A Precinct of the Rural Residential Zone, and that the lot is included in the 3,000m² Minimum Area under the Minimum Lot Size Overlay. However, the 2 hectare site is actually located in the <u>1 Hectare Minimum Area</u> under the Minimum Lot Size Overlay and not the 3,000m² Minimum Area.</p> <p>The site was included in this Precinct having regard to the potential constraints and values that predominantly apply to the site, which are shown in the overlay mapping below.</p>	No	No change.	N/A

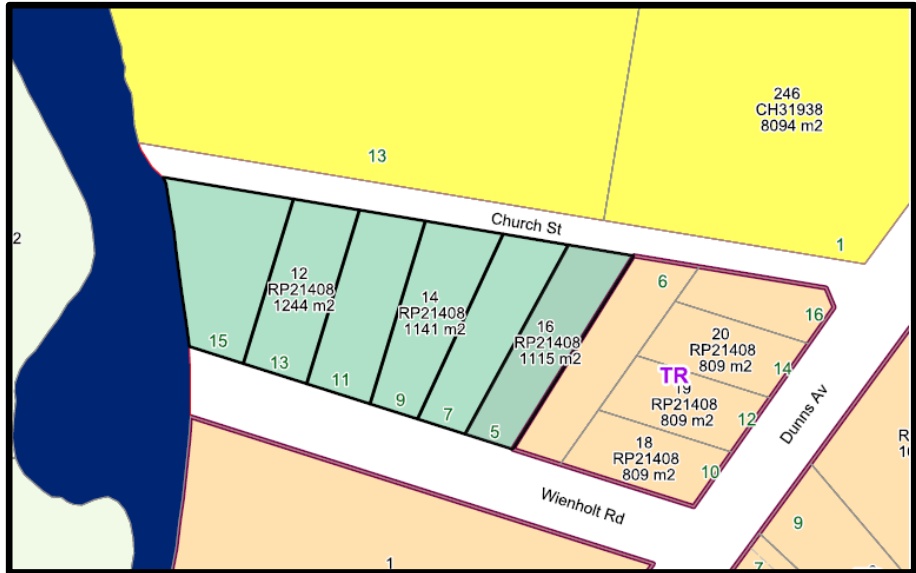
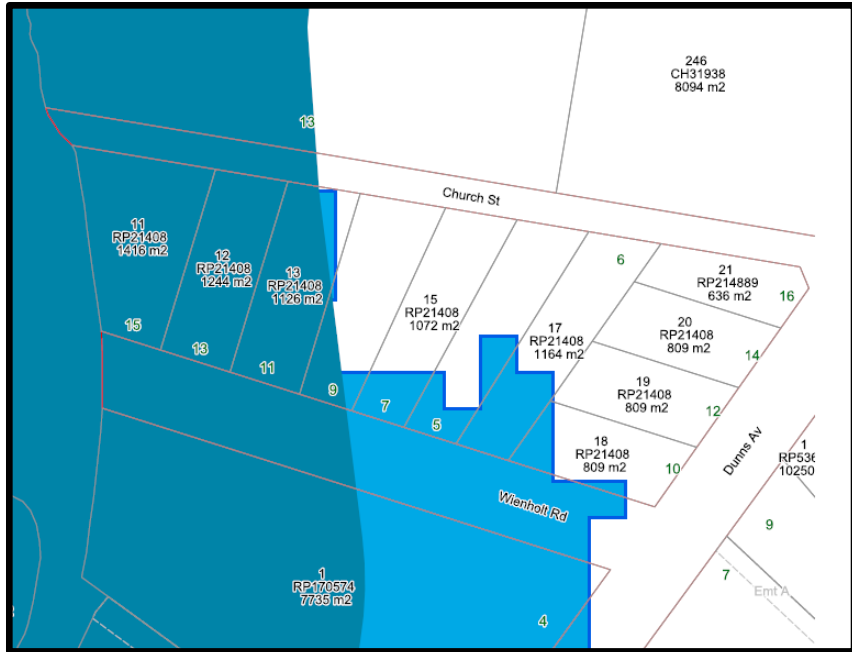
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission notes that the subject site is included in the Rural Residential A Precinct of the Rural Residential Zone, and is included in the 3,000m² Minimum Area under Overlay Map 13 - Minimum Lot Size. The submission notes that under the above draft Planning Scheme designations, the site has an ultimate yield of approximately 6 lots. The submission instead seeks the ability to establish four or five houses under a Community Management Scheme, which would enable any future development to be more responsive to the values and constraints of the site as opposed to a traditional subdivision.</p> <p>The submission seeks an amendment of the Rural Residential Zone to include Multiple dwellings (in a community title arrangement) where the density of such development accords with the yields under its potential subdivision yield.</p>	 <p><i>Bushfire Hazard Overlay</i></p>  <p><i>Environmental Significance Overlay</i></p>			

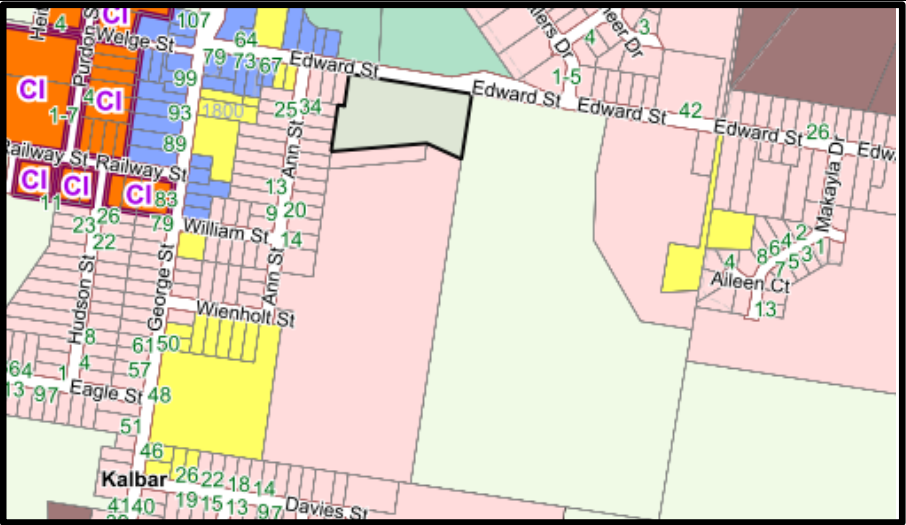
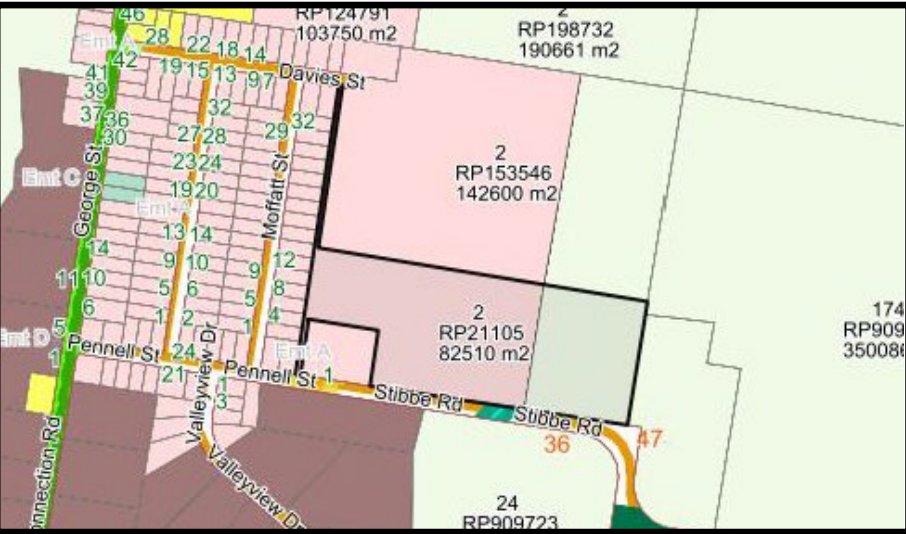
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		 <p data-bbox="1389 957 2012 989"><i>Environmental Significance Overlay - Local Biodiversity</i></p>  <p data-bbox="1389 1698 2041 1730"><i>Landslide Hazard and Steep Slope Overlay - Steep Slope</i></p>			

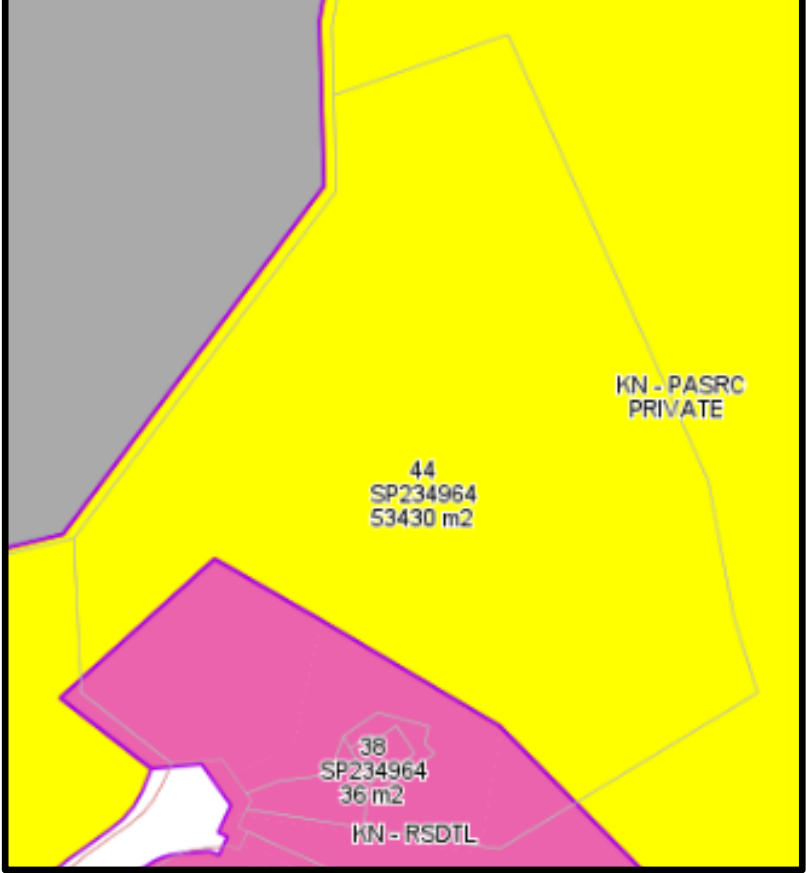
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		 <p style="text-align: center;"><i>Landslide Hazard and Steep Slope Overlay - Landslide Hazard Area</i></p> <p>Having regard to the constraints and values identified as applying to the site under the draft Overlays combined with the low density character of lots on the southern side of upper Kidston Street, it is considered that the 1 ha Minimum Area is the appropriate rural residential lot size in this instance.</p> <p>The submission's request to support Multiple dwellings as a consistent use in the Rural Residential Zone is not considered to be consistent with the purpose of the Zone, which seeks to facilitate low density residential living on large lots.</p>			
PLSS18/000209	<p>The submission requests that the land at 70 Robson Road, Coulson (Lot 3 on RP178443), which is included in the Rural Zone in the draft Planning Scheme, be included in the Rural Residential Zone with a minimum lot size of 3000m² to align with adjoining properties on three sides. The land is included in Urban Footprint of the SEQ Regional Plan.</p> <p>Under the current <i>Boonah Shire Planning Scheme 2006</i>, the land is zoned Rural (Precinct 3) with a minimum lot size of 40ha and it is contended that this does not fit with surrounding smaller lots.</p>	<p>The submission's request to include the land in the Rural Residential Zone has been considered. It is recommended that the site be included in the Rural Residential Zone with a minimum lot size of 4000m² for the following reasons:</p> <ul style="list-style-type: none"> the land is included in the Urban Footprint; the land is not significantly constrained by overlays; and a Rural Residential Zone over this land would be consistent with adjoining land on Robson Road. <p>An increase in the minimum lot size for the Rural Residential Zone from 3,000 to 4,000m² is proposed having regard to the assessment of the matters raised in other submissions regarding the minimum lot size (please refer to Section 7 of this Appendix).</p>	No	<ol style="list-style-type: none"> In Schedule 2, Mapping, Zone Map ZM-30, remove Lot 3 on RP178443 from the Rural Zone and include in the Rural Residential Zone (Where No Precinct Applies). In Schedule 2, Mapping, Overlay Map OM-13.1 Minimum Lot Size Overlay, include Lot 3 on RP178443 in the 4000m² minimum lot size area. 	Yes


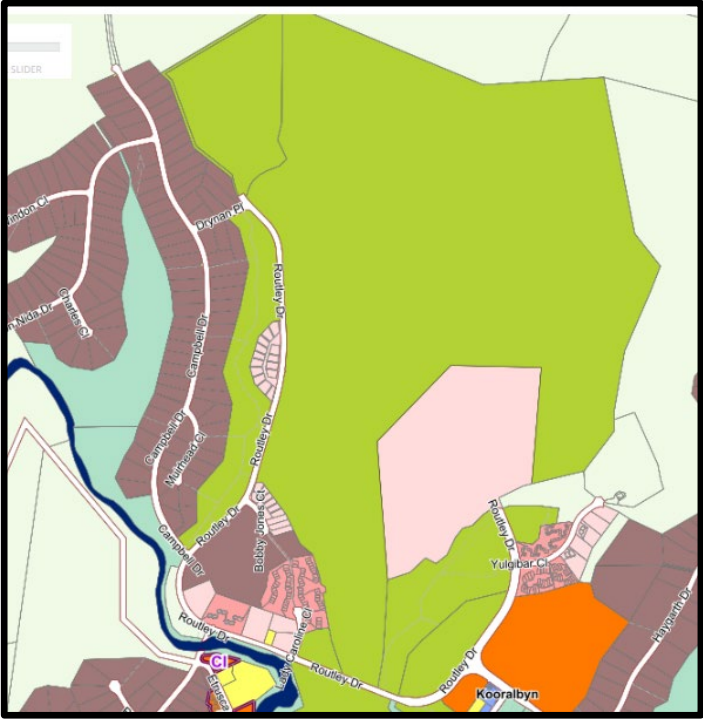
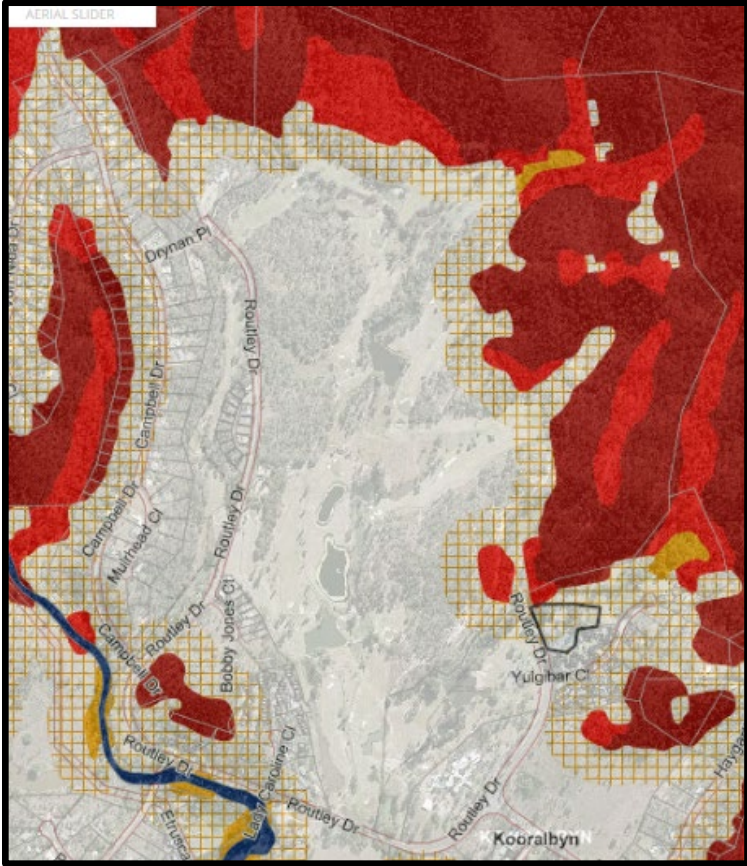
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
					
<p>PLSS18/000076</p>	<p>The submission requests that land at 60 North Street, Harrisville (Lot 162 on CC3601), be included in the Township Residential Precinct of the Township Zone in order to establish a low-density rural retirement living and integrated community development at this location. It submission also requests that the levels of assessment be amended to facilitate a Residential care facility and Retirement facility as code assessable development in the Township Residential Precinct.</p> <p>The submission also requests that Council support the inclusion of the land in the Urban Footprint in the SEQ Regional Plan.</p>	<p>The land is included in the Rural Zone in the draft Planning Scheme and within the Regional Landscape and Rural Production Area (RLRPA) under the SEQ Regional Plan. The entire lot is also affected by the Agricultural Land Overlay.</p> <p>The need for development to cater for the region's ageing population is recognised, however, development of this nature is considered to be most suitably located in existing urban or township areas.</p> <p>Further, the envisaged land use would be in conflict with the Agricultural Land Overlay affecting the site as it would result in the loss of agricultural land.</p> <p>Notwithstanding, it is considered appropriate to include small-scale Residential care facility and Retirement facility as code assessable development in the Township Zone (including its associated Precinct) as a way to further enable these uses in appropriate locations. Additional policy to ensure that this form of development are established in localities that have access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale does not detrimentally impact the communities in which they are located, is proposed to be included in the Strategic Framework. Developments will be required to demonstrate compliance with this new planning policy through the submission of a Social Impact Assessment.</p> <p>The process of preparing the draft Scenic Rim Planning Scheme will not involve any requests seeking to amend the SEQ Regional Plan to expand Urban Footprint areas. The review of the SEQ Regional Plan is a separate policy process undertaken by the State government in accordance with their review timeframes. Inclusion of additional land in an urban zoning outside of an Urban Footprint is not in scope as part of the development of the draft Planning Scheme as local governments are required under the SEQ Regional Plan to demonstrate that a 'measurable local need and regional justification' for new land for urban purposes is required. The justification needed to be provided by local governments (through detailed planning) includes demonstrating that there are 'no feasible options to unlock areas in the existing Urban Footprint, which will enable the local government area to accommodate its expansion dwelling supply benchmark or employment planning baselines'. More than sufficient land for urban purposes has been</p>	<p>No</p>	<ol style="list-style-type: none"> No change to the zoning and overlays affecting Lot 162 on CC3601. In Part 5, Tables of Assessment for the Township Zone - (Where No Precinct Applies) and the Township Zone - Township Residential Precinct, include <i>Residential care facility</i> (if involving 10 bedrooms or less) and <i>Retirement facility</i> (if involving 10 bedrooms or less) as Code assessable development and include the following assessment benchmarks: <ul style="list-style-type: none"> Township Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code 	<p>Yes</p>


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	 <p>The grounds for this submission include:</p> <ul style="list-style-type: none"> • adjoining and surrounding land available for development in Harrisville in the Township Residential Precinct has already been approved and predominantly developed for residential purposes; • The inclusion of the site represents a logical extension of the Township Residential Precinct; • The site is of a suitable size for the intended low-density rural retirement living and integrated community development; • The only currently undeveloped land within the Urban Footprint in Harrisville is along the southern side of Queen Street; • There is a need to provide for residential facilities for the ageing population of the Scenic Rim area, which has a larger proportion of older people in comparison to the general SEQ population. There are currently scant retirement facilities and aged care facilities available in the surrounding area; • A traffic assessment has found that the intended development would only add 24-27 additional vehicle trips during the network peak hours, with an additional daily traffic generation of 240-270 trips (likely requiring the implementation of simple measures to improve the operation of the intersection of North Street/Queen Street); • The land can be adequately serviced to a residential standard. Due diligence studies have been undertaken by the landowner confirming that the site can be adequately serviced by mains water, waste water, hydrant water supply, electrical supply and telecommunications and there is no land contamination identified. 	<p>made available in the planning scheme across the region until the next formal review of instrument.</p> <p>Notwithstanding, Council will ensure that its planning for the region's long-term urban land supply is continually reviewed to not only ensure an adequacy of land supply but to also address emergent growth issues within the region such as responding to changes in demographic trends and growth scenarios. Council's holistic growth management strategy will be reviewed following the commencement of the new planning scheme and will further consider those submissions seeking an alternative urban development pattern than that contemplated by the draft planning instrument. It is anticipated that this growth management strategy will also inform Council's involvement in the next regional plan review.</p>		<ul style="list-style-type: none"> • Landscaping Code • Parking and Access Code. <p>3. In Part 6, Zone Codes for the Township Zone (Where No Precinct Applies), amend the Overall Outcome (b)(ii) to include small scale <i>Residential care facilities</i> and <i>Retirement facility</i> as land uses that are intended to occur in the zone and make <i>Residential care facilities</i> and <i>Retirement facility</i> a consistent use in Consistent Uses and Potentially Consistent Uses table in both the base zone and the precinct.</p> <p>4. In Part 3, Strategic Framework, Section 3.4 Communities and Character, include a provision in the Strategic Intent and Strategic Outcomes that seeks to ensure <i>Retirement facilities</i> and <i>Residential care facilities</i> are established in localities that have access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale and intensity does not detrimentally impact the communities in which they are located. Include the requirement that a Social Impact Assessment is</p>	


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				undertaken to demonstrate the achievement of this Outcome.	
PLSS19/000005	<p>The submission requests that the zoning of the land at Weinholt Road, Harrisville (Lots 11-16 on RP21408), which was previously used for the Harrisville Bowls Club, be changed from Recreation and Open Space to a residential zone.</p> 	<p>The submission's request to include the land in a residential zone has been considered having regard to the overlays affecting the land, the overall planning intent for Harrisville and the zoning of adjoining development.</p> <p>Lots 11, 12 and 13 on RP21408 are significantly affected by the Flood Hazard Overlay (1% AEP) and the Watercourse Buffer Area in the Environmental Significance Overlay - Watercourses as shown on the map below.</p> <p>The subject land is also included in the Urban Footprint. As such, it is recommended that Lots 11 to 16 on RP21408, Weinholt Road, Harrisville be included in the Historical Subdivision Precinct of the Limited Development Zone to encourage the amalgamation of the land to a minimum of 4,000m² to achieve a residential lot size with sufficient area to manage on-site waste water treatment and disposal.</p> 	No	<ol style="list-style-type: none"> In Schedule 2, Mapping, Zone Map ZM-8, remove the following lots from the Recreation and Open Space Zone and include in the Limited Development Zone - Historical Subdivision Precinct: <ul style="list-style-type: none"> Lot 11 on RP21408 Lot 12 on RP21408 Lot 13 on RP21408 Lot 14 on RP21408 Lot 15 on RP21408 Lot 16 on RP21408 In Part 3, Strategic Framework, Section 3.4 Communities and Character, 3.4.1 Strategic Intent, Under the heading 'Constrained Land', include Harrisville in the list of places where the Historical Subdivision Precinct applies. 	Yes
PLSS18/000106	<p>The submission objects to the inclusion of Lot 58 on RP21120 at Edward Street, Kalbar in the Rural Zone under the draft Planning Scheme. The submission recognises that a large portion of the land is affected by the Flood Hazard Overlay, however, it notes that the long-term use of the land for rural purposes in Kalbar is short-sighted given the land's proximity to the centre of the township, public open space and surrounding residential zoned land.</p>	<p><i>Lot 58 on RP21120, Edward Street, Kalbar</i></p> <p>The submission's request to include Lot 58 on RP21120 in a residential zone has been considered. It is recommended that the land be included in the Low Density Residential Zone in the draft Planning Scheme for the following reasons:</p> <ul style="list-style-type: none"> the draft rural zoning has the potential to facilitate rural uses in central Kalbar that may generate negative amenity impacts; 	No	<ol style="list-style-type: none"> Amend Zone Map ZM-18 to include Lot 58 on RP21120 and Lot 2 on RP198732 in the Low Density Residential Zone. Amend Zone Map ZM-18 to include the entire Lot 2 on RP21105 and Lot 2 RP153546 in the 	Yes

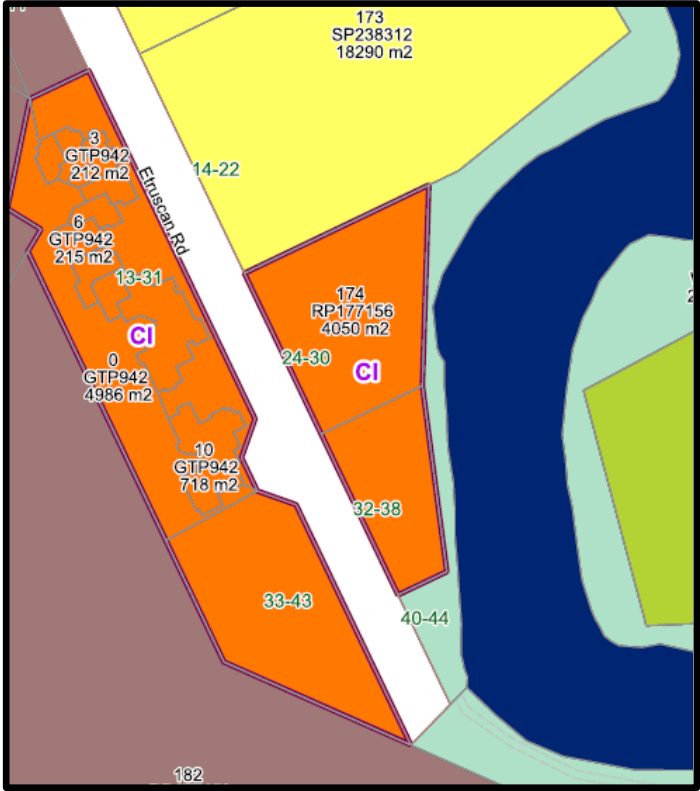
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission also requests that Council reconsider the rural zoning that applies to a portion of Lot 2 on RP21105 at Stibbe Road, Kalbar. Given the existing planning provisions seek to ensure an appropriate buffer to adjoining rural lands and that this small portion of land is also impacted by a waterway, it is considered that the entire lot should be zoned residential and permit other planning scheme provisions (such as overlays) determine the extent of residential development potential rather than the zoning.</p>  <p>The submission notes that both lots can be serviced for residential purposes.</p>	<ul style="list-style-type: none"> the envisaged built form and land uses of the Low Density Residential Zone are better aligned with the intended character of development for this constrained land in Kalbar; the land is substantially affected by the Flood Hazard Overlay (1% AEP modelled flood event) and does not enable flood-free access from Edward Street, however it is considered that limited residential development could occur whilst still achieving the purpose of the Flood Hazard Overlay Code. It is anticipated that any future residential development of the lot would require to obtain access via the land to the south of the site. <p>In light of this recommendation, it is also proposed that the entire Lot 2 on RP198732 be included in the Low Density Residential Zone as opposed to the Rural Zone, which is characterised by similar circumstances to that of the land subject to the submission. Any future residential development of the lot will be required to obtain access via the land to the west of the site.</p> <p><i>Lot 2 on RP21105, Stibbe Road, Kalbar</i></p> <p>The submission's request to include the entire Lot 2 on RP21105 in the Low Density Residential Zone, rather than the split zoning has been considered. It is recommended the entire Lot 2 on RP21105 be included in the Low Density Residential Zone as the overlays affecting the site (Environmental Significance - Watercourse and Buffer Area) do not completely constrain the development potential of the land for residential purposes and the implications of the split zoning of the land can be avoided.</p> <p>In light of this recommendation, it is further proposed that the entire Lot 2 on RP153546, which is also split-zoned, be included in the Low Density Residential Zone to achieve a consistent approach in the zoning at this location as the land is also only mildly constrained by the Environmental Significance Overlay.</p>		<p>Low Density Residential Zone.</p>	
PLSS18/000064	<p>The submission raises concerns regarding the inclusion of Lot 44 SP234964, 42-44 Yulgibar Close, Kooralbyn in the Rural Zone under the draft Planning Scheme. The submission highlights that the site is currently included in a split zoning, being the Residential Precinct and Passive Recreation Precinct of the Kooralbyn Zone under the <i>Beaudesert Shire Planning Scheme 2007</i>. It also notes that a development approval was previously issued for the site for a townhouse development, which is outlined below.</p>	<p>The land is characterised (in part) by a number of constraints and values that is expected to limit the site's potential to be developed for urban residential purposes. The Overlays that apply to site under the draft Planning Scheme include:</p> <ul style="list-style-type: none"> Medium to High Bushfire Hazard Area on the upper slopes of the site; Local biodiversity values, including a waterway of local significance (i.e. Stream Order 2); Slope Hazard Area (being a combination of 15.1 - 20%, 20.1 - 25% and Over 25% categories). 	No	<p>Amend ZM-43 to include that the part of the following lots currently included in the Residential Precinct of the Kooralbyn Zone under the <i>Beaudesert Shire Planning Scheme 2007</i> in the Low-medium Density Residential Zone, with the</p>	Yes


Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission seeks the inclusion of the entire site in the Low-medium Residential Density Zone on the basis of the following:</p> <ul style="list-style-type: none"> Proposed back zoning removes use rights and opportunities, and consequently injuriously affects the land; The Low-medium Residential Density Zone is consistent with the development along Yulgibar Close and the original master plan for Kooralbyn; The land is suitable for medium density residential development as evidenced by the previous approval for townhouses; The Low-medium Residential Density Zone combined with the draft overlays is the most effective framework for regulating the future use of the site. <p>As an alternative, the submission seeks the inclusion of the front portion of the land to be included in the Low-medium Density Residential Zone and the balance in the Low Density Residential Zone.</p>	<p>Having regard to the presence of these constraints and values applying to the land combined with its partial residential zoning under the current planning scheme, the inclusion of the entire site in the Low-medium Density Residential Zone or the Low Density Residential Zone is not supported. However, it is proposed to reinstate the Low-medium Density Residential Zone to that part of the site currently included in the Residential Precinct of the Kooralbyn Zone under the <i>Beaudesert Shire Planning Scheme 2007</i>. The balance of the site is proposed to remain in the Rural Zone.</p> <p>Whilst a submission was not received from the adjoining land (being Lot 42 on SP201489, 41 Yulgibar Close, Kooralbyn), which is similarly partly contained in the Residential Precinct and Passive Recreation Precinct of the Kooralbyn Zone under the <i>Beaudesert Planning Scheme 2007</i>, the land is characterised by environmental values and development constraints which lends for its inclusion in the Rural Zone.</p>		<p>balance of the lot to remain in the Rural Zone (Where No Precinct Applies):</p> <ul style="list-style-type: none"> Lot 44 on SP234964 Lot 0 on SP234964 Lot 38 on SP234964 Lot 37 on SP234964. 	
PLSS18/000101	<p>The submission notes that it is addressing two separate sites, being the golf course associated with the resort (Lots 209 and 210 on SP127879) and the existing tennis centre (Lot 51 on RP177140) at 1-21 Routley Drive, Kooralbyn.</p> <p>The submission notes that under the current Planning Scheme Lots 209 and 210 are contained within the Active Recreation Precinct and Emerging Community Precinct of the Kooralbyn Zone, whilst Lot 51 is contained within Residential Precinct of the Kooralbyn Zone. Under the draft Planning Scheme, both sites are contained in the Major Tourism Zone.</p>	<p><i>Lot 51 (Existing Tennis Centre)</i></p> <p>The above land was included in the Major Tourism Zone as it formed part of and is operating as part of the existing resort. The submission notes its suitability for multiple dwellings and its current inclusion in the Residential Precinct of the Kooralbyn Zone under the <i>Beaudesert Shire Planning Scheme 2007</i>, which recognises Multiple dwellings as code assessable development.</p>	No	<ol style="list-style-type: none"> Amend ZM-43 to remove Lot 51 on RP177140 from the Major Tourism Zone and include in the Low-medium Density Residential Zone. Amend ZM-42 and ZM-43 to remove land 	Yes

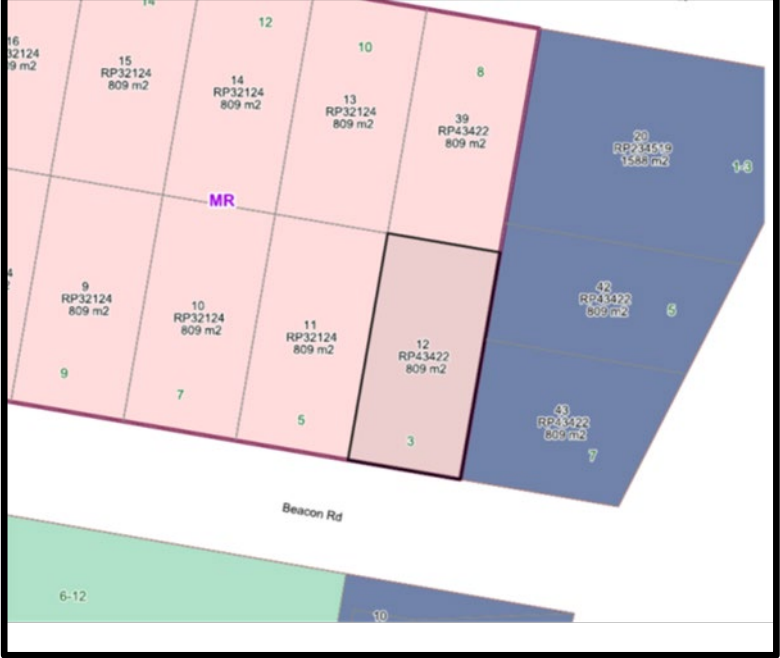
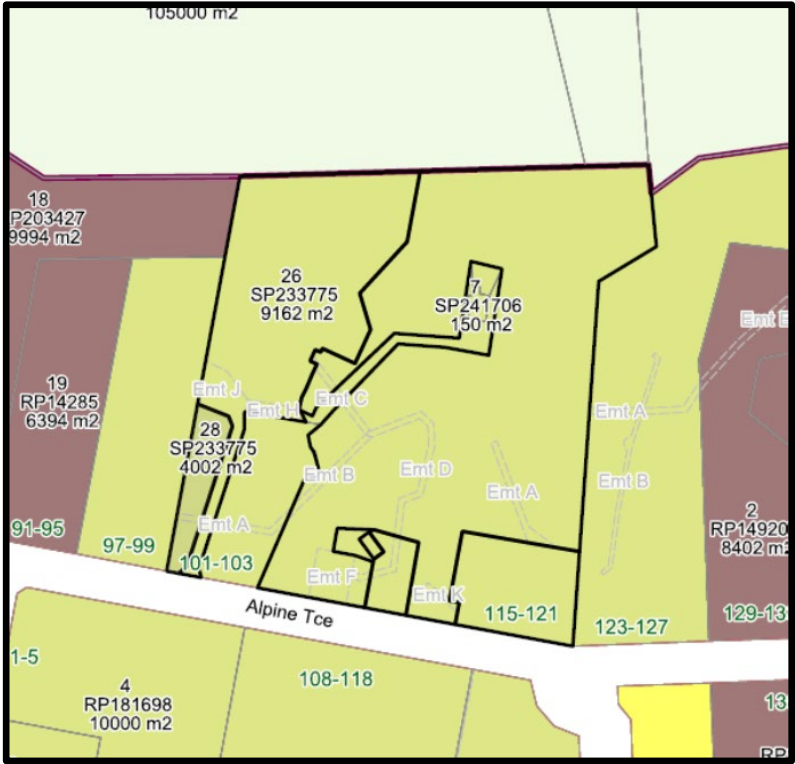
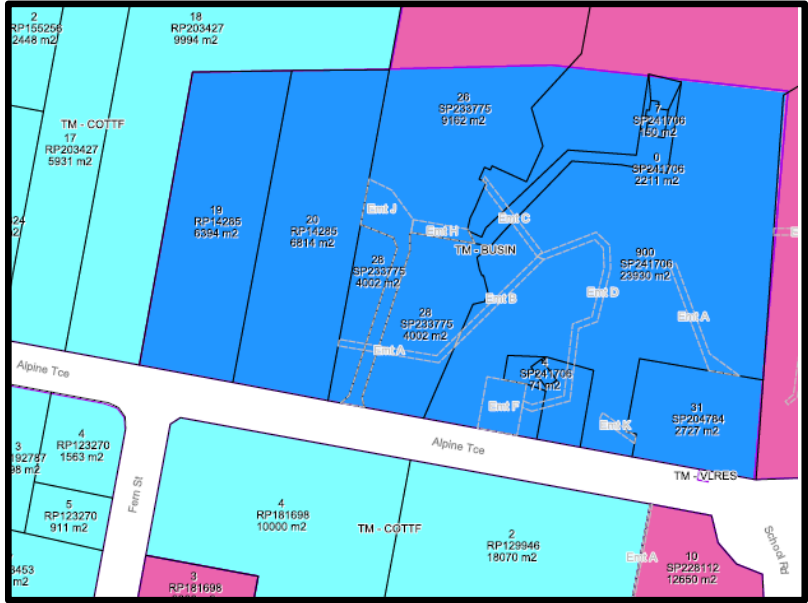
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p><i>Current Beaudesert Shire Planning Scheme 2007</i></p>  <p><i>Draft Scenic Rim Planning Scheme</i></p>  <p>The submission notes that the resort is the focus of Kooralbyn, and much of the immediately surrounding development provided for medium density residential</p>	<p>The request to include the land in the Low-medium Density Residential Zone, which provides for a range of dwelling types such as Dwelling houses, Dual occupancies and Multiple dwellings, is supported. However, the appropriateness of the development of the site for Multiple dwellings will be determined as part of any future application process.</p> <p><i>Lots 209 and 210 (Golf Course Site)</i></p> <p>Under the current planning scheme the above lots are included in the Emerging Communities Precinct and Active Recreation Precinct of the Kooralbyn Zone, the current intent of these precincts under the <i>Beaudesert Shire Planning Scheme 2007</i> are:</p> <p><i>Active recreation Precinct</i></p> <p>"Development within the Active Recreation Precinct 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 field/grounds, with or without associated/ancillary clubrooms or facilities".</p> <p><i>Emerging Community Precinct</i></p> <p>"Development within the Emerging Community Precinct is limited to those activities that will not prejudice orderly future planning and would not compromise structure or "master planning".</p>  <p><i>Draft Bushfire Hazard Overlay</i></p>		<p>that was in the Major Tourism Zone in the consultation draft that is currently in the Emerging Communities Precinct in the <i>Beaudesert Shire Planning Scheme 2007</i> and include in the proposed Emerging Community Zone.</p> <p>The balance of the land is to remain in the Major Tourism Zone as proposed.</p> <p>3. Amend the draft Planning Scheme to include an Emerging Community Zone that reflects the purpose of the zone stipulated under the Regulated Requirements. Refer to the amended planning scheme for details of the proposed intent for development in the zone.</p>	

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>development. The original concept for Kooralbyn identified the locality for multiple dwellings and similar residential style-development.</p> <p>The submission notes that the inclusion of both sites in the Major Tourism Zone will injuriously affect the land in regards to its future development potential, and is not the preferred intent of this land, which is medium density residential development such as multiple dwellings / townhouses and/or retirement accommodation.</p> <p>The submission seeks that the land currently included in the Emerging Communities Precinct surrounding the golf course of Lots 209 and 210 and the existing tennis centre (Lot 51) be included in the Low-medium Density Residential Zone based on the following:</p> <ul style="list-style-type: none"> • In relation to Lot 51, the proposed change from the Residential Precinct to the Major Tourism Zone will reduce land use rights (i.e. residential development opportunities) and consequently injuriously affect the land; • The land in the Emerging Community Precinct is intent on providing for medium density residential development in support of the resort; • The Low-medium Density Residential Zone is consistent with the established uses immediately surrounding the resort, provides the most effective mechanism of regulating future land uses (with inappropriate forms of development or unsuitable scale and intensity of development regulated by the planning scheme's overlays) and is consistent with the intent of the locality established in the original master plan for Kooralbyn. <p>The submission also provides an alternative option for Council to consider in relation to Lots 209 and 210, being the inclusion of the land in the Low Density Residential Zone.</p>	 <p><i>Draft Landslide Hazard and Steep Slope Hazard Overlay</i></p>			

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		 <p data-bbox="1377 1060 1834 1087"><i>Draft Environmental Significance Overlay</i></p> <p data-bbox="1302 1115 2148 1541">The land currently included in the Emerging Communities Precinct under the <i>Beaudesert Shire Planning Scheme 2007</i> is subject to a number of constraints as evidenced by the above draft overlay mapping. The inclusion of the land within a residential zone is not supported without further investigation of these constraints. Furthermore, sufficient land is included in a residential zone to cater for the residential growth anticipated to occur in Kooralbyn until the next review of the planning scheme. This includes an area of approximately 25 ha in the Low-density Residential Zone in Lot 209. Notwithstanding, as opposed to including Lot 210 and the majority of Lot 209 in the Major Tourism Zone, it is proposed to reinstate that part of the site currently included in the Emerging Communities Precinct of the Kooralbyn Zone into a new Emerging Community Zone under the draft Planning Scheme. New Strategic Framework policy and a new Emerging Communities Zone has subsequently been included in the draft Planning Scheme.</p> <p data-bbox="1302 1577 2148 1801">It is noted that retirement facilities are discussed as a potential residential use in the submission. An amendment to the Strategic Framework is proposed requiring that retirement facilities that trigger the impact assessment process undertake a social impact assessment demonstrating the appropriateness of the use in a chosen locality (i.e. consideration of both the impacts on the community from the development, and whether a community can support such development in terms of the provision of necessary social infrastructure and access).</p>			
PLSS18/000501	The submission notes the inclusion of Lots 174 and 175 on RP177156 at 24-38 Etruscan Road, Kooralbyn in the Commercial/Industrial Precinct of the Mixed Use Zone, and outlines the historic use of the site for medium industrial uses	The concerns raised in the submission regarding the inclusion of the site in the Commercial/Industrial Precinct are noted. The Commercial Industrial Precinct provides for the following industrial activities:	No	Amend ZM-42 to remove lots 174 and 175 on RP177156 from the Mixed	Yes

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>such as concrete batching plant, heavy machinery repair and assembly, bulk storage and earthmoving, landscaping, bulk sand and gravel materials supply.</p> <p>The submission identifies that the property was purchased in 1984 for medium industrial uses that the site provides for and seeks the continuation of this zoning. The submission notes that there does not appear to be an equivalent zoning in the current planning scheme.</p> <p>The submission identifies that the site is adjoined by the Kooralbyn sewage treatment facility and flexibility to provide for commercial, light and medium industrial uses is appropriate to provide for the flexibility of uses needed in the Kooralbyn locality.</p> 	<ul style="list-style-type: none"> • Bulk landscape supplies; • Low impact industry; • Research and technology industry; • Transport depot; • Warehouse <p>whilst the Industry Zone supports the below industrial uses:</p> <ul style="list-style-type: none"> • Bulk landscape supplies; • Crematorium; • Low impact industry; • Medium impact industry; • Research and technology industry; • Transport depot; • Warehouse; • Winery. <p>Having regard to previous more intensive industrial uses occurring on the site, proximity of the Kooralbyn sewage treatment facility and the separation of the site from sensitive land uses, it is proposed to include the land instead in the Industry Zone. It should be noted that the Industry Zone is the only zoning that provides for industrial uses under the draft Planning Scheme including Medium impact industry.</p> <p>The Industry Zone also provides for a limited range of commercial activities to support industrial land uses for example, Agricultural supplies store, Car wash, Food and drink outlet, Hardware and trade supplies, Service station and Service industry.</p> <p>Notwithstanding the zoning of the site, it is noted that the site is characterised by the projected 1% Annual Exceedance Probability flood event, which may have implications on any future development of the site.</p>		Use Zone - Commercial/Industrial Precinct and include in the Industry Zone.	
PLSS18/000113	<p>The submission seeks the inclusion of Lot 144 on RP151365 at 2571 Beaudesert Beenleigh Road, Tamborine in the Township Zone to provide a mixed-use environment to service the residents of the immediate rural, rural residential and passing vehicular traffic. The submission notes that it is critical that Council recognises the importance of the location of the site to be better suited to a more flexible mixed use environment that services the residents of the immediate rural, rural residential and passing vehicular trade catchments.</p> <p>The reasons of support outlined in the submission are:</p> <ul style="list-style-type: none"> • The site is benefited by being located adjacent to two (2) State-controlled roads, being Beaudesert–Beenleigh Road and Mundoolun–Connection Road. Beaudesert–Beenleigh Road is a defined multi-combination route and freight route, whilst Mundoolun–Connection Road provides direct access for heavy vehicles to the Mundoolun Connection Sands Key Resource Area; 	<p>Under the draft Planning Scheme Lot 144 on RP151365 is proposed to be included in the Rural Residential A Precinct of the Rural Residential Zone and it is also located within the Tamborine Investigation Area identified on <i>Strategic Framework Map SFM-01 - Communities and Character</i>.</p> <p>The subject land is in the Regional Landscape and Rural Production Area under the SEQ Regional Plan. The inclusion of additional land in an urban zoning outside of an Urban Footprint is not in scope as part of the development of the initial version of the draft Planning Scheme as local governments are required under the SEQ Regional Plan to demonstrate that a 'measurable local need and regional justification' for new land for urban purposes is required. The justification needed to be provided by local governments (through detailed planning) includes demonstrating that there are 'no feasible options to unlock areas in the existing Urban Footprint, which will enable the local government area to accommodate its expansion dwelling supply benchmark or employment planning baselines'. The draft Planning</p>	No	No change.	N/A

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	<ul style="list-style-type: none"> • Demonstrated clear economic need for an expansion of the Township catchment in this location; • Promoting an efficient land use pattern by providing a mix of low intensity, low scale land uses to support the immediate rural and rural residential catchments; • Providing development that is compatible with the extraction and transportation of materials from the KRA; and • The provision of such commercial facilities would not impact on the centre hierarchy at Tamborine. 	<p>Scheme makes provision for more than sufficient land for urban purposes across the region until the next formal review of local planning instrument.</p> <p>Furthermore, the subject lot is located in a rural and rural residential landscape and does not represent a logical extension to an existing township. The inclusion of the site in a Township Zone, which effectively constitutes a 'spot' urban zoning, is therefore not supported.</p>			
PLSS18/000030	<p>The submission requests that Council consider rezoning the land at 3 Beacon Road, Tamborine Mountain (Lot 12 on RP 43422) from residential to light commercial in light of the current impacts of the adjoining commercial development, which is negatively affecting the residential amenity of the site. It is contended that a commercial zoning would act as a buffer between the existing commercial development and nearby residential properties.</p>	<p>The submitter's request has been considered with regard to the existing character of development on Beacon Road, the interface between the existing commercial development and the dwelling, and any identified need for further commercial zoned land at this location.</p> <p>A change from the proposed Low Density Residential Zone (Tamborine Mountain Residential Precinct) to the District Centre Zone (which applies to the adjacent commercial development) is not supported as the established character of single residential dwellings at Beacon Road would be altered and commercial development at this location has the potential to generate traffic, parking and servicing and further amenity impacts that are incompatible with the residential character of the northern side of Beacon Road at this location.</p>	No	No change.	N/A

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<p>PLSS18/000081</p>	<p>The submission relates to land located at 101 to 121 Alpine Terrace, Tamborine Mountain, being lots 26 SP233775, 28 SP233775, 900 SP241706, 0 SP241706, 7 SP241706, 4 SP241706 and 31 SP204784.</p>  <p>The land currently has approval for tourist cabins, accommodation unit, a caretaker's residence, small scale shopping centre, and has established uses of Hotel (including accommodation), Caterer's room and Indoor Entertainment.</p>	<p><i>Request to include land in the Mixed Use, rather than Minor Tourism Zone</i></p> <p>The grounds of the request to change the proposed zoning have been reviewed and it is recommended that the draft Planning Scheme be amended to include the subject land in the Mixed Use Zone. The land is currently included in the Business Precinct of the Tamborine Mountain Zone in the <i>Beaudesert Shire Planning Scheme 2007</i>. The Mixed Use Zone would align more accurately with the scale and variety of the uses occurring on the land and also to the type of uses permitted under the site's current zoning.</p>  <p>It is therefore recommended that the following land be included in the Mixed Use Zone (Where No Precinct Applies):</p>	<p>No</p>	<ol style="list-style-type: none"> Amend Zone Map ZM-36 to remove the following lots from the Minor Tourism Zone and include in the Mixed Use Zone - (Where No Precinct Applies): <ul style="list-style-type: none"> Lot 20 on RP14285 Lot 26 on SP233775 Lot 28 on SP233775 Lot 900 on SP241706 Lot 7 on SP241706 Lot 0 on SP241706 Lot 4 on SP241706 Lot 31 on SP204784 Amend the assessment level for Multiple dwelling in the Mixed Use Zone as follows: <ul style="list-style-type: none"> Code assessment if not exceeding 6 dwellings, otherwise Impact assessment. Amend the assessment level for Residential care facility and Retirement 	<p>Yes</p>

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?												
	<p><i>Request to include land in the Mixed Use, rather than Minor Tourism Zone</i></p> <p>The submission requests Council consider including the land in the Mixed Use Zone, rather than the Minor Tourism Zone because the scale and nature of existing and proposed uses do not align with the intent of the Minor Tourism Zone. It would allow for the continuation of the Hotel and all its current (and approved) operations including the Childcare centre (and its extension – likely warranted within the life of this Town Plan) to be ‘code assessable’ should any future applications or amendments be required. In addition, the Mixed Use Zone will also allow the intended tourism uses to operate and thereby support Council’s intent for the locality. The following grounds are provided:</p> <ul style="list-style-type: none"> • St Bernard’s Hotel and St Bernard’s Village is a significant employer for Tamborine Mountain with 35 staff, in excess of the 20 anticipated in the zone; • St Bernard’s Village has approval for 25 tourist lodges and 12 accommodation units (in addition to existing Hotel accommodation), in excess of the 6 tourist accommodation sites anticipated in the zone. Under separate application, the property also has approval for 4 shops; and • The draft Minor Tourism Zone at Alpine Terrace includes a significant number of properties and it is submitted that if all of the properties within the zone commenced a minor tourism use, there would not be sufficient demand to enable all tourism uses to remain viable. Given St Bernard’s Hotel’s significant century long history (including its record in marketing Tamborine Mountain) it is requested that Council consider a ‘higher order’ zone to differentiate this landholding (the largest in the locality) from surrounding properties and secure its ongoing operation as an established business. <p><i>Request to amend Overlay Mapping</i></p> <p>The following requests to amend the overlay mapping that applies to the land are also made in the submission:</p> <ul style="list-style-type: none"> • Amend the stream locations to reflect actual location in the Environmental Significance Overlay and Water Resource Catchment Overlay; • Amend the vegetation mapping to reflect current site status (‘local biodiversity’ and ‘priority species’ in the Environmental Significance Overlay); • Amend mapping to align with the escarpment edge in the Steep Slope and Landslide Hazard Overlay and Bushfire Hazard Overlay. 	<ul style="list-style-type: none"> • 26 SP233775 • 28 SP233775 • 900 SP241706 • 7 SP241706 • 0 SP241706 • 4 SP241706 • 31 SP204784 <p>The key difference between the Business Precinct of the Tamborine Mountain Zone of the <i>Beaudesert Shire Planning Scheme 2007</i> and the draft Mixed Use Zone is that the draft Mixed Use Zone provides for residential uses in the form of Multiple dwellings, Residential care facilities and Retirement facilities. These residential activities are recognised as code assessable development in the Mixed Use Zone regardless of their scale or intensity.</p> <p>There are a number of large sites proposed to be included in the Mixed Use Zone across the region. Having regard to the potential implications that a large-scale, medium density residential activity may have on a locality, it is proposed to apply the threshold included in the Low-medium Density Residential Zone that increases the assessment level for these uses from code to impact assessment to the Mixed Use Zone. Accordingly, the following changes to the assessment levels of the Mixed Use Zone is proposed:</p> <table border="1" data-bbox="1308 968 2145 1373"> <thead> <tr> <th>Use</th> <th>Current Assessment Level</th> <th>Proposed Assessment Level</th> </tr> </thead> <tbody> <tr> <td>Multiple Dwelling</td> <td>Code assessment</td> <td>Code assessment if not exceeding 6 dwellings, otherwise Impact assessment</td> </tr> <tr> <td>Residential care facility</td> <td>Code assessment</td> <td>Code assessment if involving 10 bedrooms or less, otherwise Impact assessment</td> </tr> <tr> <td>Retirement facility</td> <td>Code assessment</td> <td>Code assessment if involving 10 bedrooms or less, otherwise Impact assessment</td> </tr> </tbody> </table> <p>Whilst it is noted that a submission was not received in relation to Lot 20 on RP14285 (being the Mt Tamborine Motel adjacent to the site to the west), the circumstances that apply to the land the subject to the submission also apply to Lot 20 on RP14285. Accordingly, it is also proposed to include Lot 20 in the Mixed Use Zone (Where No Precinct Applies).</p> <p><i>Concerns Regarding Accuracy of Overlay Mapping</i></p> <p>In relation to the mapping that informs the Overlays of the draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-</p>	Use	Current Assessment Level	Proposed Assessment Level	Multiple Dwelling	Code assessment	Code assessment if not exceeding 6 dwellings, otherwise Impact assessment	Residential care facility	Code assessment	Code assessment if involving 10 bedrooms or less, otherwise Impact assessment	Retirement facility	Code assessment	Code assessment if involving 10 bedrooms or less, otherwise Impact assessment		<p>facility in the Mixed Use as follows:</p> <ul style="list-style-type: none"> • Code assessment if involving 10 bedrooms or less, otherwise Impact assessment. 	
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		<p>level, Council has not further refined overlay mapping of the planning scheme.</p> <p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data. For example, since the preparation of the draft Planning Scheme for community consultation, data sets that inform Matters of State Environmental Significance and Agricultural Land Classification (ALC) Class A and Class B have been updated by the State government. Accordingly, the mapping informing the Environmental Significance Overlay and Agricultural Land Overlay have been updated to incorporate this latest data.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> • The Agricultural Land Overlay predominantly seeks to assess the potential impacts of larger-scale non-rural uses on sites greater than 5 ha and where not utilising more than 1,000m² of significant agricultural land (i.e. not applicable to residential dwellings and minor tourism uses); • The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; • The Environmental Significance Overlay seeks to ensure that development protects certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided. Furthermore, the Overlay Code only applies to native vegetation; • The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p>			
PLSS18/000197	The submission relates to land encompassing the Mount Tamborine Conference Centre at 237 Beacon Road, North Tamborine, being L20 on RP206025, L11 on RP97304, L3, 5 and 6 RP100548, L7 on RP100548, L1 on RP193882, L9 on SP176122 and L8 on RP100548. The submission does not include Lot 4 RP100548.	The submission's concerns about the proposed zoning of the land and the ability to expand on existing uses at the conference centre are noted. Whilst the established uses and ongoing operation of the conference centre are supported, significant expansion of short-term accommodation activities and function facilities at this location may have potential implications for the amenity and infrastructure capacity of the local area. Accordingly, it is considered that the impact assessment process should apply to any	No	1. Amend Table 6.2.1.2.1 in the Community Facilities Zone to make Short Term Accommodation a potentially consistent use;	Yes

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	<p>The submission requested an amendment to the Consistent Use Table and Tables of Assessment to identify those land uses sought in relation to the site. The changes sought and recommendations in relation to these changes are outlined in the corresponding column.</p> <p>The original submission requested that Council consider the Special Purposes or Major Tourism Zones, or make amendments to the Table of Assessment for the Community Facilities Zone. The chief concern in relation to the Community Facilities Zone is that it does not list Short Term Accommodation as a consistent use. The only provision for accommodation is for Educational establishments which allow ancillary short-term accommodation. Whilst some of the property owners and/or leaseholders in the precinct are established as operators of Outdoor Education Centres, it is not universal, and a focus on educational facility does not acknowledge the plurality of uses, over many decades, for the regular provision of short-term accommodation and the conference/meeting facilities of the property.</p>	<p>Strategic Framework coupled with the site specific review of the appropriateness of uses does not necessitate unique zone code policy applying to the land.</p> <p>Furthermore, the purpose statements of the zones used in the planning scheme are prescribed in Schedule 2 'Zones for local planning instruments' in the <i>Planning Regulation 2017</i>. The statement can therefore not be amended to include a Place of worship as an example land use without ministerial approval. Notwithstanding, the zone supports Places of worship in the Community Facilities Zone through the Overall Outcomes and Level of Assessment for the use.</p> <p>Inclusion of an additional Acceptable Outcome is proposed in the Community Facilities Zone Code, which proposes development meet a greater setback to side and rear boundaries (i.e. 10 metres).</p> <p><i>Review of Consistent Uses and Potentially Consistent Uses in Relation to the Site</i></p> <p>An assessment of the submission's request to change certain uses recognised as consistent and potentially consistent on the site has been undertaken. In general, only those uses recognised as being consistent and potentially consistent with the intended use of the site has been amended in the below table. Requested changes to remove wording are shown as strike-out text and requested additional text is shown in a different coloured text. The only proposed change to the table in response to the submission includes recognition of Short-term accommodation as potentially consistent use on the site.</p> <table border="1" data-bbox="1350 1098 2122 1894"> <thead> <tr> <th data-bbox="1350 1098 1611 1245">Requested Changes to Consistent Uses</th> <th data-bbox="1611 1098 1860 1245">Requested Changes to Potentially Consistent Uses</th> <th data-bbox="1860 1098 2122 1245">Response</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="1350 1245 2122 1276">Community Services Activities</td> </tr> <tr> <td data-bbox="1350 1276 1611 1560"> Child care centre (where access is obtained from a higher order road) (where associated with and supporting other activities on the site) </td> <td data-bbox="1611 1276 1860 1560"></td> <td data-bbox="1860 1276 2122 1560"> Change not supported. Child care centres are only supported on Higher Order Roads, otherwise they are proposed to be impact assessable development. </td> </tr> <tr> <td data-bbox="1350 1560 1611 1791"> Educational establishment (providing predominantly outdoor education) </td> <td data-bbox="1611 1560 1860 1791"></td> <td data-bbox="1860 1560 2122 1791"> Change not supported. The proposed change does not provide the necessary certainty to identify the consistency of a land use. </td> </tr> <tr> <td data-bbox="1350 1791 1611 1894"> Place of Worship (where involving an extension to an existing Place of worship) </td> <td data-bbox="1611 1791 1860 1894"></td> <td data-bbox="1860 1791 2122 1894"> Places of worship have the potential to generate impacts external to their site </td> </tr> </tbody> </table>	Requested Changes to Consistent Uses	Requested Changes to Potentially Consistent Uses	Response	Community Services Activities			Child care centre (where access is obtained from a higher order road) (where associated with and supporting other activities on the site)		Change not supported. Child care centres are only supported on Higher Order Roads, otherwise they are proposed to be impact assessable development.	Educational establishment (providing predominantly outdoor education)		Change not supported. The proposed change does not provide the necessary certainty to identify the consistency of a land use.	Place of Worship (where involving an extension to an existing Place of worship)		Places of worship have the potential to generate impacts external to their site			
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		(where in existing buildings)		boundaries. Having regard to the location of some community zoned properties in predominantly residential areas (including the subject site), it is considered that the establishment of new Places of worship should be recognised as potentially consistent uses.		
		Commercial Activities				
		Food and drink outlet (where associated with a community use on the site, not involving a drive-through and not exceeding 200m ²)		Change not supported. The recognition of Food and drink outlet as a land use in its own right as expected development on the site is not supported.		
		Function facility (where undertaken within existing buildings)		Change not supported. Whilst Function facility is proposed to be recognised as a potentially consistent use in the zone, the land use has the potential to generate impacts external to a site and subsequently, is proposed to remain as a potentially consistent use.		
		Health care service (where involving a wellness centre, not exceeding 200m ² GFA)	Health care service (where involving a wellness centre exceeding 200m ² GFA)	Change not supported. The proposed change does not provide the necessary certainty to identify the consistency of a land use.		
		Market (where undertaken by a community group)		Change not supported. The proposed change does not provide the necessary certainty to identify the consistency of a land use.		
		Shop (where associated with a		Change not supported. The		


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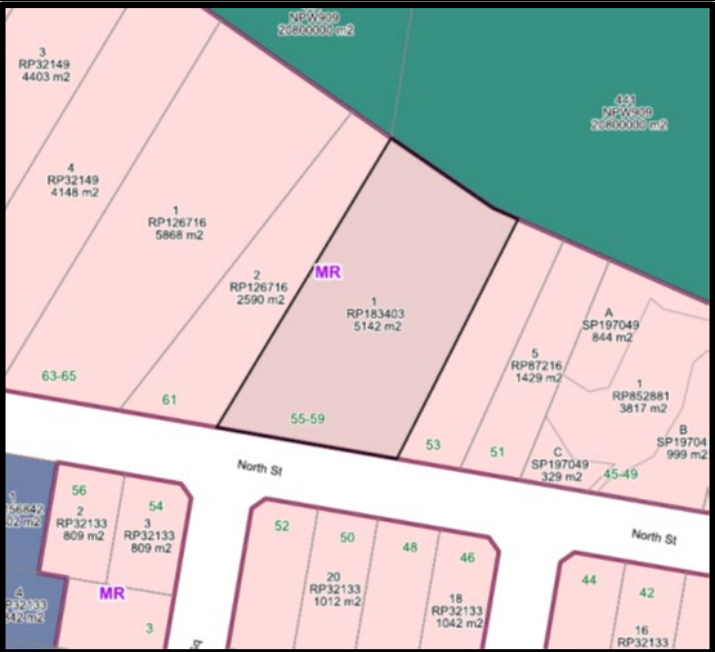
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?																											
		<p>An assessment of the submission's request to change certain uses recognised as consistent and potentially consistent on the site has been undertaken.</p> <table border="1"> <thead> <tr> <th data-bbox="1350 409 1626 472">Use</th> <th data-bbox="1626 409 1905 472">Proposed Category of Development</th> <th data-bbox="1905 409 2160 472">Response</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="1350 472 2160 525">Child care centre</td> </tr> <tr> <td data-bbox="1350 525 1626 829"></td> <td data-bbox="1626 525 1905 829"> <p>Accepted subject to requirements Where associated with and supporting other activities on the site</p> <p>Code Assessment If obtaining access from a higher-order road If not Accepted subject to requirements</p> </td> <td data-bbox="1905 525 2160 829"> <p>Change not supported. Please refer to above comments.</p> </td> </tr> <tr> <td colspan="3" data-bbox="1350 829 2160 882">Club</td> </tr> <tr> <td data-bbox="1350 882 1626 1186"></td> <td data-bbox="1626 882 1905 1186"> <p>Accepted subject to requirements If: (1) located in an existing commercial building not exceeding 200m² GFA; and (2) not involving building work (other than minor building work)</p> </td> <td data-bbox="1905 882 2160 1186"> <p>Change not supported, a Material Change of Use (Code Assessment) application is sought for larger Clubs and Clubs established in non-commercial buildings.</p> </td> </tr> <tr> <td colspan="3" data-bbox="1350 1186 2160 1239">Educational establishment</td> </tr> <tr> <td data-bbox="1350 1239 1626 1701"></td> <td data-bbox="1626 1239 1905 1701"> <p>Accepted subject to requirements If: (1) located in an existing commercial building; and (2) not involving building work (other than minor building work); and (3) not involving accommodation.</p> <p>Code assessment If not Accepted subject to requirements providing predominantly outdoor education</p> </td> <td data-bbox="1905 1239 2160 1701"> <p>Change not supported. The proposed change to the code assessment level does not provide the necessary certainty as an assessment trigger. The assessment level for accepted and code assessable development is proposed to remain unchanged.</p> </td> </tr> <tr> <td colspan="3" data-bbox="1350 1701 2160 1753">Food and drink outlet</td> </tr> <tr> <td data-bbox="1350 1753 1626 1894"></td> <td data-bbox="1626 1753 1905 1894"> <p>Accepted subject to requirements Where associated with and supporting a community use in the</p> </td> <td data-bbox="1905 1753 2160 1894"> <p>Change not supported. Please refer to the comments made in the previous</p> </td> </tr> </tbody> </table>	Use	Proposed Category of Development	Response	Child care centre				<p>Accepted subject to requirements Where associated with and supporting other activities on the site</p> <p>Code Assessment If obtaining access from a higher-order road If not Accepted subject to requirements</p>	<p>Change not supported. Please refer to above comments.</p>	Club				<p>Accepted subject to requirements If: (1) located in an existing commercial building not exceeding 200m² GFA; and (2) not involving building work (other than minor building work)</p>	<p>Change not supported, a Material Change of Use (Code Assessment) application is sought for larger Clubs and Clubs established in non-commercial buildings.</p>	Educational establishment				<p>Accepted subject to requirements If: (1) located in an existing commercial building; and (2) not involving building work (other than minor building work); and (3) not involving accommodation.</p> <p>Code assessment If not Accepted subject to requirements providing predominantly outdoor education</p>	<p>Change not supported. The proposed change to the code assessment level does not provide the necessary certainty as an assessment trigger. The assessment level for accepted and code assessable development is proposed to remain unchanged.</p>	Food and drink outlet				<p>Accepted subject to requirements Where associated with and supporting a community use in the</p>	<p>Change not supported. Please refer to the comments made in the previous</p>			
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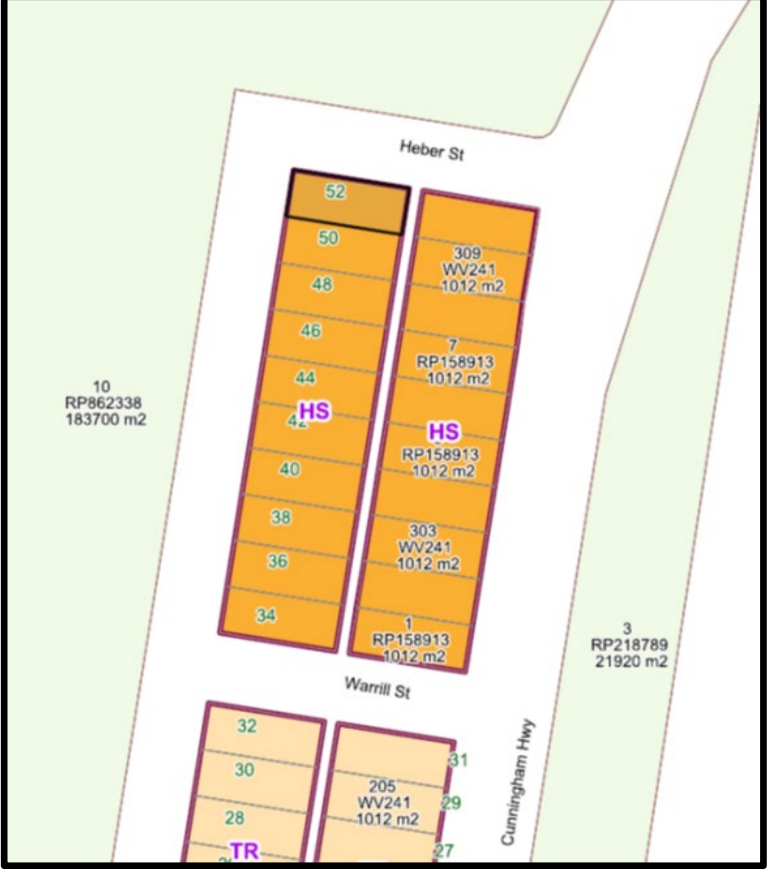
Submission ID	Key Points of Submission	Analysis		State Interest? Yes/No	Recommendation	Significant Change?
			<p>site, not exceeding 200m² and not involving a drive-through</p> <p>Code assessment Where not Accepted subject to requirements and no involving a drive-through</p>			
		Function facility				
			<p>Code Assessment If: 1) located in an existing building; and 2) not involving building work (other than minor building work).</p>	Change not supported. Whilst Function facility is proposed to be recognised as a potentially consistent use in the zone, the land use has the potential to generate impacts external to a site and subsequently, is proposed to remain subject to the impact assessment process.		
		Health care service				
			<p>Code Assessment If not exceeding 200m² GFA and not Accepted subject to requirements</p>	Change not supported. The submission did not outline an accepted development option.		
		Indoor sport and recreation				
			<p>Accepted subject to requirements If: 1) located in an existing commercial building; and 2) not involving building work (other than minor building work); and 3) obtaining access from a sealed road.</p> <p>Code Assessment If not Accepted subject to requirements</p>	Change not supported. The land use is required to be carried out in a commercial building and obtain access from a sealed road to be recognised as accepted development.		
		Market				
			<p>Accepted subject to requirements If undertaken by a community group and not</p>	Change not supported. The proposed change to the accepted		

Submission ID	Key Points of Submission	Analysis		State Interest? Yes/No	Recommendation	Significant Change?
			<p>exceeding 2 markets in a calendar month</p> <p>Code Assessment If not Accepted subject to requirements</p>	development level does not provide the necessary certainty as an assessment trigger.		
		Outdoor sport and recreation				
			<p>Accepted subject to requirements If located no closer than 20m from a lot zoned for residential purposes</p> <p>Code Assessment If not involving a rifle or shooting range Accepted subject to requirements</p>	Change not supported. Recognition of Outdoor sport and recreation as accepted development (and subsequently, not triggering the requirement for an application for assessment) is not supported.		
		Place of worship				
			<p>Accepted subject to requirements If: 1) located in an existing building; and 2) not involving building work (other than minor building work).</p> <p>Code Assessment If involving an extension to an existing Place of worship not Accepted subject to requirements</p>	Change not supported. Places of worship have the potential to generate impacts external to their site boundaries. Having regard to the location of some community zoned properties in predominantly residential areas (including the subject site), it is considered that the establishment of new Places of worship should be subject to the impact assessment process.		
		Shop				
			<p>Accepted subject to requirements Where associated with and supporting a community use on the site, not exceeding 200m².</p>	Change not supported. The recognition of a Shop as a land use in its own right as expected development on the site is not supported.		
		Short-term accommodation				
			<p>Accepted subject to requirements</p>	Change not supported. However,		


Submission ID	Key Points of Submission	Analysis		State Interest? Yes/No	Recommendation	Significant Change?	
			<p>If not involving building work (other than minor building work)</p> <p>Code assessment</p> <p>Where maximum population for the precinct does not exceed 1000</p>	<p>it is considered that the use may potentially represent a consistent use of the land provided that its scale and intensity meets the proposed policy outcomes identified in the Strategic Framework. Accordingly, it is proposed to recognise Short-term accommodation as a potentially consistent use for the site in the relevant table of the Community Facilities Zone.</p>			
		Tourist park					
			<p>Accepted subject to requirements</p> <p>If not involving building work (other than minor building work) and if:</p> <p>1) associated with conference and convention events; and</p> <p>2) where maximum population for the precinct does not exceed 1000.</p> <p>Code assessment</p> <p>If:</p> <p>1) not Accepted subject to requirements;</p> <p>2) associated with conference and convention events; and</p> <p>3) where maximum population for the precinct does not exceed 1000.</p>	<p>Change not supported. The recognition of a new Tourist park as a land use in its own right as accepted development on the site is not supported.</p>			
<p>PLSS18/000114 PLSS18/000566 (Duplicate of 114)</p>	<p>The submission supports the matters raised in submission PLSS18/000197. The submission is specifically made in relation to Lots 3, 5 and 6 on RP100548 located at Keswick Road, Tamborine Mountain and seeks to ensure that any rezoning adequately embraces the evident potential envisaged for the site.</p>	<p>Refer to Analysis and Recommendation for PLSS18/000197.</p>		<p>No</p>	<p>Refer to the recommendation for PLSS18/000197.</p>	<p>Yes</p>	
<p>PLSS18/000200</p>	<p>The submission supports the matters raised in submission PLSS18/000197.</p>	<p>Refer to Analysis and Recommendation for PLSS18/000197.</p>		<p>No</p>	<p>Refer to the recommendation for PLSS18/000197.</p>	<p>Yes</p>	
<p>PLSS18/000203</p>	<p>The submission supports the matters raised in submission PLSS18/000197 and reinforces the economic benefit of the property to the Scenic Rim area and the need for existing use rights to be preserved. The place is used for large scale conventions, short term accommodation and is a significant local employer.</p>	<p>Refer to Analysis and Recommendation for PLSS18/000197.</p>		<p>No</p>	<p>Refer to the recommendation for PLSS18/000197.</p>	<p>Yes</p>	

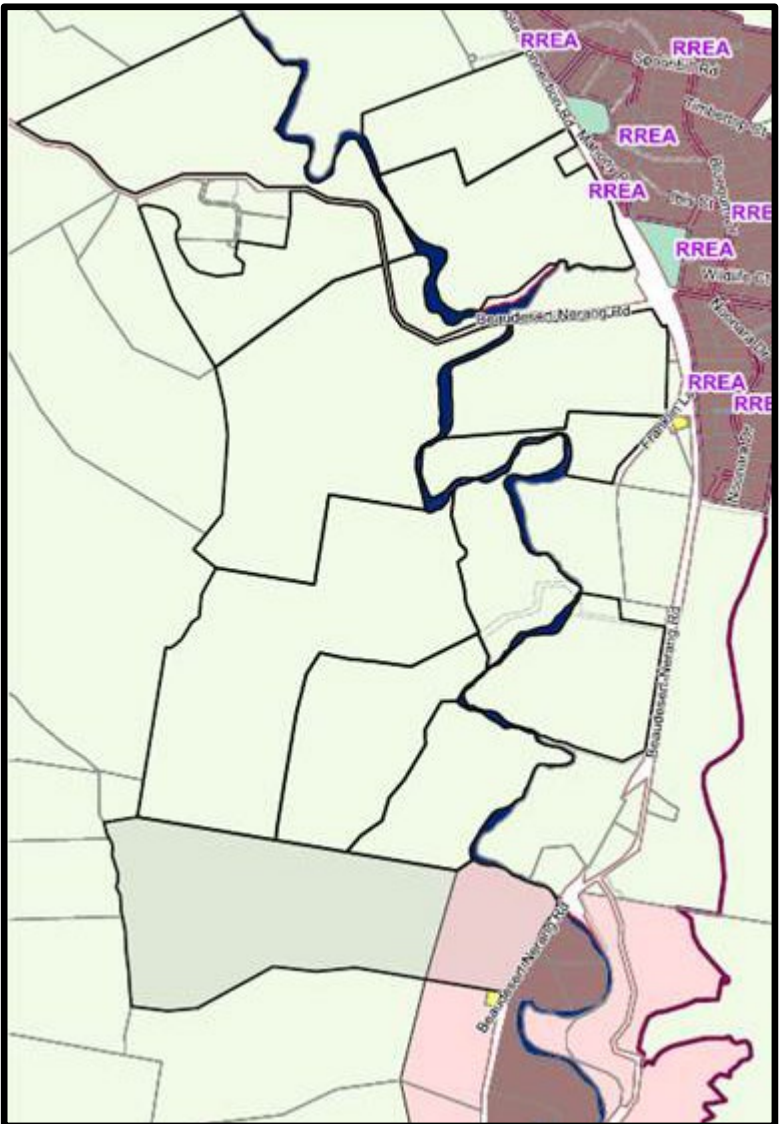
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000176	<p>The submission requests that land at 8 Capo Lane (being Lot 46 on RP43924) be included in the District Centre Zone as it would further solidify the Main Street Business District as has been done on the adjoining two blocks on the northern corner of Capo Lane and Main Street. The land was purchased with the view of it being utilised for commercial purposes in the future.</p> <p>Under the draft Planning Scheme, it is included in the Tamborine Mountain Residential Precinct of the Low Density Residential Zone.</p> 	<p>The submission's request has been considered having regard to the existing character of development on Capo Lane, the interface between the existing commercial development across the road and the existing dwelling, and any identified need for further commercial zoned land at this location.</p> <p>A change from the proposed Low Density Residential Zone (Tamborine Mountain Residential Precinct) to the District Centre Zone is not supported. The proposal has the potential to impact the established character of single residential dwellings at Capo Lane. Commercial development at this location also has the potential to generate traffic, parking and amenity impacts that may be incompatible with the residential character of the lane and adjoining development.</p>	No	No change.	N/A
PLSS18/000258	<p>The submission relates to land at 55-59 North Street, Tamborine Mountain (being Lot 1 on RP183403), which is included in the Mountain Residential Precinct of the Low Density Residential Zone. The submission requests the ability to subdivide the land (being 5,142m² in area) to bring it in line with the size of surrounding residential lots and states that there is sufficient land to provide on-site sewerage facilities for an additional lot. The submission notes that the land was historically three parcels (having regard to its street numbering of 55-59 along North Street).</p>	<p>The submission's request to enable the subdivision of the land in the Mountain Residential Precinct of the Low Density Residential Zone has been considered having regard to the existing character of development on North Street, the surrounding zoning and the general intent for development in the Mountain Residential Precinct under the draft Planning Scheme.</p> <p>It is acknowledged that the Mountain Residential Precinct historically contains land that is below the land area typically recommended to accommodate on-site wastewater treatment. Although it is recognised that wastewater treatment technology is enabling more safe and efficient wastewater treatment on smaller lots, the draft Planning Scheme seeks to adopt a minimum land area to ensure the risk of environmental impacts are mitigated and a broader range of wastewater treatment options are available to best suit individual land conditions, including topography and soil type.</p> <p>This minimum land area is proposed to be increased from 3,000m² to 4,000m² in response to the assessment of matters raised in other submissions regarding the minimum lot size for residential lots in areas not serviced by a reticulated sewerage network. Having regard to this minimum land area requirement, further submission of land included in the Mountain Residential Precinct is not supported.</p>	No	No change.	N/A

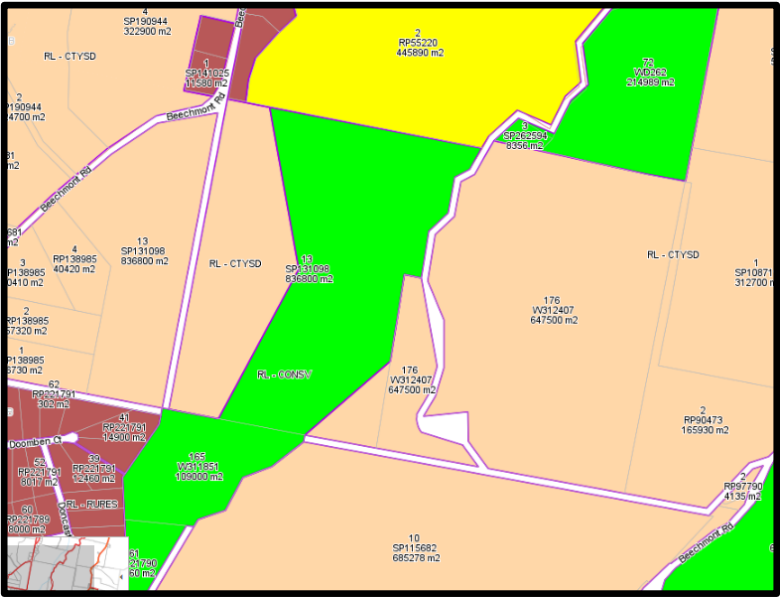
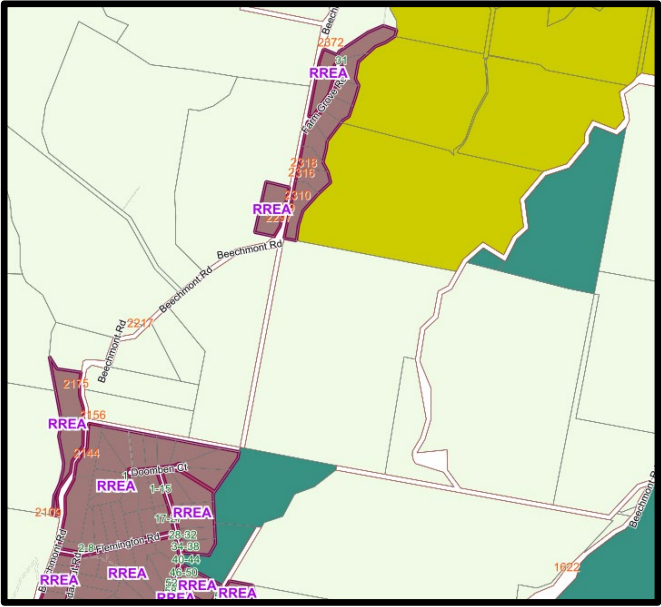
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
					
PLSS18/000012	<p>The submission is in relation to land at 34-52 Warwick Street, Warrill View and land fronting the Cunningham Highway, being described as Lots 11 RP158913, 12 RP158913, 313 WV241, 14 RP158913, 315 WV241, 16 RP158913, 17 RP158913, 18 RP158913, 19 RP158913, 20 RP158913, 310 WV241, 309 WV241, 8 RP158913, 7 RP158913, 6 RP158913, 5 RP158913, 304 WV241, 303 WV241, 2 RP158913 and 1 RP158913.</p> <p>In the draft Planning Scheme, the land is included in the Historical Subdivision Precinct of the Limited Development Zone. The submission requests a review of this zoning to facilitate uses such as Multiple dwellings, Educational establishments and retail and commercial uses.</p>	<p>The land, which includes 20 unimproved lots of 1012m² each, is included in the Historical Subdivision Precinct of the Limited Development Zone. This zone and precinct is intended to facilitate rural living opportunities and encourage the amalgamation of smaller lots.</p> <p>There is no strategic intent under the draft Planning Scheme to accommodate the envisaged development in the Limited Development Zone. In rural areas, the Township Zone could potentially facilitate such a use, however, it is not proposed to extend the Township Zone at Warrill View to include the subject land due to the lack of wastewater infrastructure and the preferred development pattern of lot amalgamation. The land is also characterised by an intermittent waterway.</p>	No	No change.	N/A


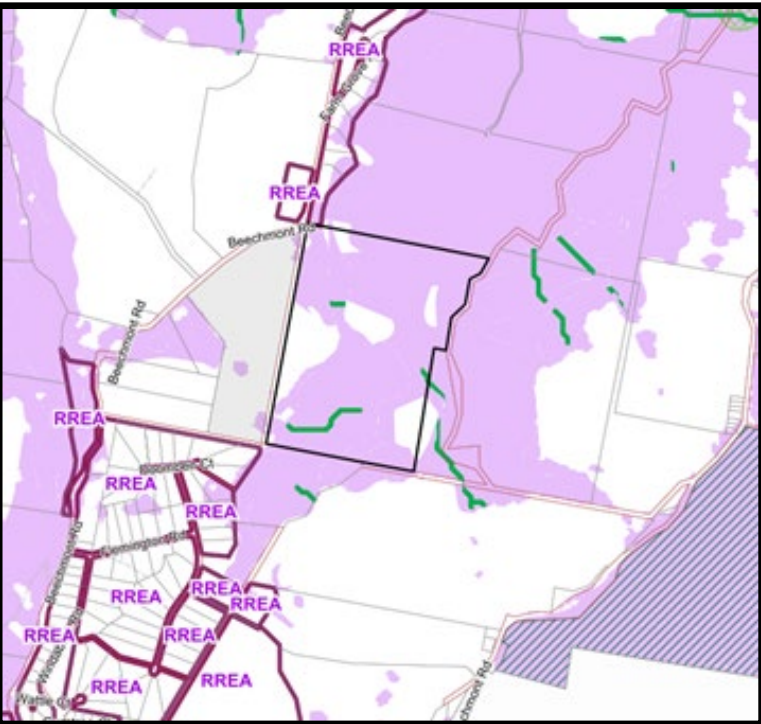
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	 <p>The submission seeks the ability to develop a major teaching school dedicated to wine degustation, tourism, viticulture and truffle farming with an attending residential college for 60 students, a café and shop for sales of wine, cheeses and craft.</p> <p>The submission considers that development of this nature at Warrill View will:</p> <ul style="list-style-type: none"> • boost local employment and tourism in the area; • create a visually appealing entrance to the village of Warrill View and the Scenic Rim by using sustainable building practices and landscaping; • provide a curriculum for viticulture that is currently not offered in Queensland; and • signify the innovative nature of the Council in supporting the merits of this development. 				
PLSS18/000240	<p>A submission was received in relation to a 192 ha site located along Wild Pig Creek Road, Undullah, which is proposed to form part of the approved Flinders development (<i>Precinct 2</i>) in the adjoining Logan City Council local government area. The site is proposed to be included in the Rural Zone under the draft Planning Scheme.</p> <p>The submission seeks the inclusion of the site in an Investigation Area under the Strategic Framework of the draft Planning Scheme to enable the potential for urban development to be considered.</p> <p>The submission was supported by a detailed planning study, which was supported by a number of consultant reports including:</p>	<p>The proposed concept outlined for Precinct 2 of the Flinders development is noted. Under the draft Planning Scheme, the site is proposed to be included in the Rural Zone and is recognised as being within the 'Rural Areas' designation under the 'Communities and Character' Theme of the Strategic Framework.</p> <p>With the exception of existing rural villages and townships, the draft Planning Scheme does not contemplate any urban zoning in the Regional Landscape and Rural Production Area, in particular for large scale urban development. Additionally, Investigation Areas under the Strategic Framework has only been applied where the designation is consistent with its regional land use category under the SEQ Regional Plan (i.e. Urban Footprint or Rural Living Area designations).</p>	No	No change.	N/A


Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> • Vision Plan; • Housing and Non-Residential Needs Assessment; • Implications for Use for Urban Expansion; • Economic Benefits Study; • Preliminary Sewer Network Plan; • Preliminary Water Network Plan; and • Conceptual Land Use Plan. <p><i>Overview of the Site Intent and Flinders Development</i></p> <p>The submission provided an overview of the master planned development including Precinct 2, which is located in the Scenic Rim local government area. An extract of the overview is included below.</p> <p><i>"Flinders is a large, strategic parcel of land in single ownership which is located approximately 50km south, south-west of the Brisbane CBD, 30km south-west of Logan Central and 20km northwest of Beaudesert. It comprises an area of approximately 3,919 ha's of which:</i></p> <ul style="list-style-type: none"> • <i>Precinct 1 - 997 ha included in the Greater Flagstone Priority Development Area and has a Material Change of Use approval that will ultimately accommodate 7,282 residential dwellings (with a projected population of 20,000 people) and includes a range of land uses including residential, commercial, industrial, retail, sport, recreation & entertainment, service, community, rural and tourism uses;</i> • <i>Precinct 2 - 192.7 ha included in the Scenic Rim LGA that has previously been used for sand mining purposes but is planned for various urban and employment generating uses that will complement the Flinders township;</i> • <i>Balance Land - 2,724ha included in Logan City that has a Preliminary Material Change of Use approval for urban, centre and environmental land use that is expected to add a further 30,000 people and complement the proposed township with additional tourism, recreation, agricultural and conservation activities planned".</i> <p><i>"The Flinders Vision Plan considers Precinct 2 to be a viable location for a mix of uses that may include an 'Enterprise Area,' residential neighbourhoods, education, agriculture and recreational areas interconnected with other uses within the remainder of Flinders".</i></p> <p>The submission summarises the impact of each overlay in the draft Planning Scheme and finds that the land is relatively unconstrained regarding the environment and site servicing. It also addresses the statutory frameworks that apply to the development including the Logan City Council Planning Scheme, Bromelton State Development Area and the SEQ Regional Plan where the submission addresses the five goals of the regional plan. The submission also addresses the relevant state interest matters of the State Planning Policy 2017, which applies to the proposed Precinct 2 of the Flinders development.</p> <p>The submission notes that as part of the determination of the Preliminary Material Change of Use application for Flinders, the Flinders-Karawatha environmental corridor was considered as part of the assessment process and that the proposed use of Precinct 2 for urban purposes will not impact on the outcomes sought for the environmental corridor. In addition, the submission asserts that the master planning process identifies areas suitable for both development and for open space and conservation, which informs the vision for the Flinders overall development.</p>	<p>Whilst the submission provided in support of Flinders Precinct 2 is comprehensive, Council has not undertaken any local planning studies contemplating the need for additional urban areas outside of the region's existing Urban Footprint or that fully considers the potential implications of the proposal on the management of growth in the region. The inclusion of the site in an Investigation Area under the Strategic Framework is not supported in the absence of this information. The undertaking of a planning study that considers potential growth areas outside of the Urban Footprint is not in scope of the initial version of draft Planning Scheme.</p> <p>Under SEQ Regional Plan, local governments are required to demonstrate that a 'measurable local need and regional justification' for new land for urban purposes is required. The justification needed to be provided by local governments (through detailed planning) includes demonstrating that there are 'no feasible options to unlock areas in the existing Urban Footprint, which will enable the local government area to accommodate its expansion dwelling supply benchmark or employment planning baselines'. Whilst it is noted that the above regional plan requirement applies to the provision of new land for urban purposes, a similar level of justification is expected to be required to identify Investigation Areas in local planning instruments for urban development contemplated in the Regional Landscape and Rural Production Area. More than sufficient land for urban purposes has been made available in the planning scheme across the region until the next formal review of the instrument. Development of Flinders Precinct 2 is not required to meet the region's dwelling supply and employment benchmarks under SEQ Regional Plan having regard to the capacity of the region's Urban Footprint.</p> <p>Notwithstanding, Council will ensure that its planning for the region's long-term urban land supply is continually reviewed to not only ensure an adequacy of land supply but to also address emergent growth issues within the region such as responding to changes in demographic trends and growth scenarios. It is anticipated that the subsequent review of the growth management strategy will inform Council's involvement in the next regional plan process.</p>			

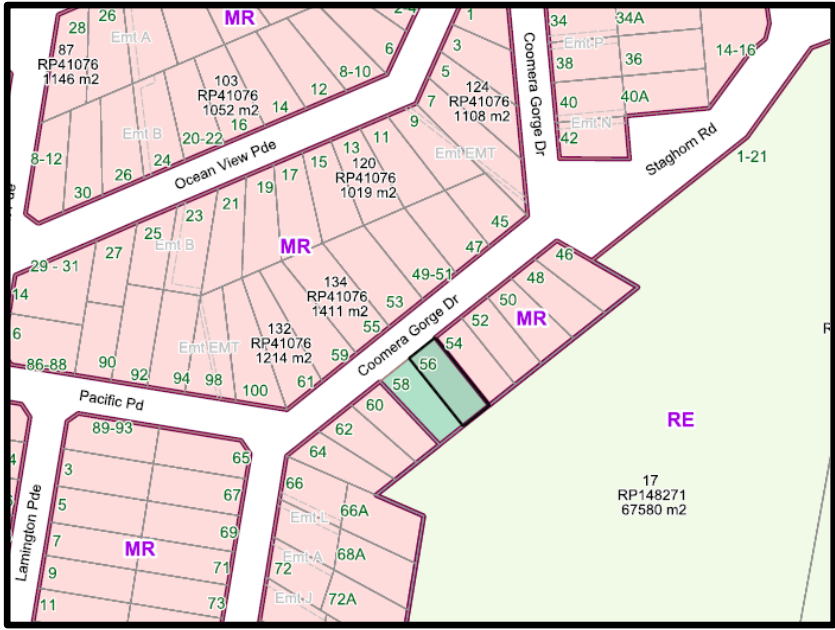
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<p>PLSS18/000180</p>	<p>The submission supports the intent to provide a coordinated land use and growth policy position for the Scenic Rim region through the development of a new planning scheme.</p> <p>Increased urbanisation is raised as one of the stated 'megatrends' identified in the South East Queensland Regional Plan and there is an expectation that the region will need to manage significant growth through innovative planning and design. The submission states that expanding the Urban Footprint may assist in managing growth but that the Draft Planning Scheme has failed to address opportunities for growth adjoining urban areas. Specifically, the submission states that the periphery of the Canungra township is suitable to plan for and accommodate new growth, particularly given a 20 year planning horizon of the Planning Scheme. Canungra's unique location between country, mountains and the coast, along with its thriving village expansion, has the potential to accommodate new growth through the inclusion of additional land in an expanded Urban Footprint. This would support the long term growth of Canungra as a vibrant community.</p> <p>The submission seeks that land at 115 Mundoolun Connection Road, Canungra be investigated for future inclusion in an urban zone. The land involves 14 separate lots and includes a lot partly included in the north western Canungra Urban Footprint. The land is described as:</p> <ul style="list-style-type: none"> • Lot 2 RP79936; • Lot 6 SP246350; • Lot 2 RP228599; • Lot 37 RP31895; • Lot 12 CP880399; • Lot 1 SP246350; • Lot 1 WD5407; • Lot 1 RP32076; • Lots 1,3,4, 5 & 6 on SP236463; and • Lot 4 SP110295. <p>The 14 land parcels (see below) have a total area of 796 hectares.</p> <p>The submission considers that the land would be a logical expansion of the Urban Footprint applying to Canungra. Under the control of a single land owner,</p>	<p>The submission's request for the land to be investigated for inclusion within the Urban Footprint and an urban zone in the draft Planning Scheme is noted. With the exception of existing rural villages and townships, the draft Planning Scheme does not contemplate any urban zoning in the Regional Landscape and Rural Production Area, in particular for large scale urban development. Additionally, Investigation Areas under the Strategic Framework has only been applied where the designation is consistent with its regional land use category under the SEQ Regional Plan (i.e. Urban Footprint or Rural Living Area designations).</p> <p>Council has not undertaken any local planning studies contemplating the need for additional urban areas outside of the region's existing Urban Footprint or that fully considers the potential implications of the proposal on the management of growth in the region. The inclusion of the site in an Investigation Area under the Strategic Framework is not supported in the absence of this information. The undertaking of a planning study that considers potential growth areas outside of the Urban Footprint is not in scope of the initial version of draft Planning Scheme.</p> <p>Under SEQ Regional Plan, local governments are required to demonstrate that a 'measurable local need and regional justification' for new land for urban purposes is required. The justification needed to be provided by local governments (through detailed planning) includes demonstrating that there are 'no feasible options to unlock areas in the existing Urban Footprint, which will enable the local government area to accommodate its expansion dwelling supply benchmark or employment planning baselines'. More than sufficient land for urban purposes has been made available in the planning scheme across the region until the next formal review of the instrument. Development of the land is not required to meet the region's dwelling supply and employment benchmarks under SEQ Regional Plan having regard to the capacity of the region's Urban Footprint.</p> <p>Notwithstanding, Council will ensure that its planning for the region's long-term urban land supply is continually reviewed to not only ensure an adequacy of land supply but to also address emergent growth issues within the region such as responding to changes in demographic trends and growth scenarios. It is anticipated that this subsequent review of the growth</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

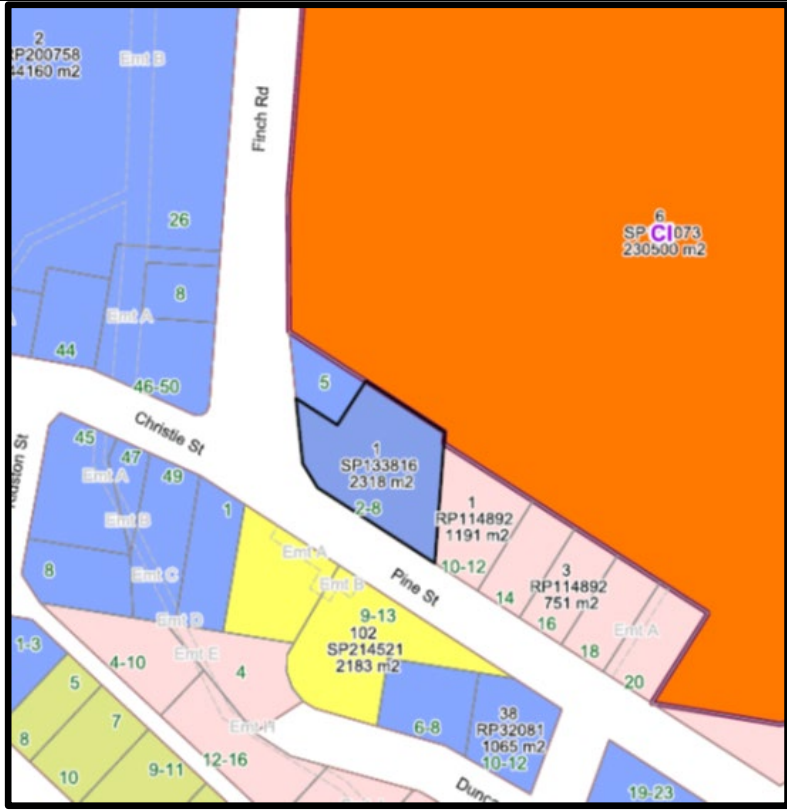
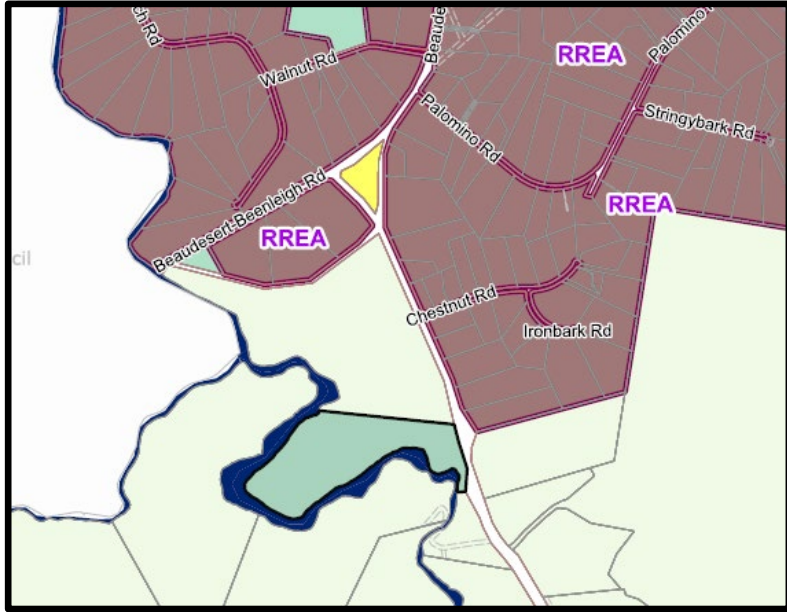
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>the submission notes that a well - planned and coordinated development outcome could be delivered.</p> 	<p>management strategy will inform Council's involvement in the next regional plan process.</p> <p>Please note that the process of preparing the draft Scenic Rim Planning Scheme will not involve any requests seeking to amend the SEQ Regional Plan to expand Urban Footprint areas. The review of the SEQ Regional Plan is a separate policy process undertaken by the State government in accordance with their review timeframes.</p>			
PLSS18/000053	<p>The submission requests that land at Beechmont, being part of Lot 13 SP131098 and 176 W312407, which is proposed to be zoned rural under the draft Planning Scheme, be included instead in the Conservation Zone. The two parcels of land lie between the cliff lines and it is suggested that the land is unsuitable for cropping and grazing, with the only suitable uses being for low impact tourist and recreational visitation, in keeping with the Council managed Denham Scenic Reserve to the immediate south. Reference is made to several Environmentally Significant Overlays for local biodiversity and core corridors, including OM-04-B4, Koala Habitat/Priority Species (OM-04-D4) and High Ecological Value Waters or Watercourse (OM-04-D4). Extracts of the Overlay maps are shown below.</p> <p>The submission also notes that under the current <i>Beaudesert Shire Planning Scheme 2007</i>, the area between the cliff lines are partly included in the Conservation Precinct of the Rural Zone. The zoning of the properties under the current planning scheme is outlined below.</p>	<p>The two parcels of land are in the Countryside Precinct and Conservation Precinct of the Rural Zone under the current <i>Beaudesert Shire Planning Scheme 2007</i> (Lot 13 SP131098 is split across these two precincts and Lot 176 W312407 is currently within the Countryside Precinct of the Rural Zone only).</p> <p>The site has both state and locally significant environmental values, which are included in the draft Planning Scheme overlays and associated assessment codes.</p> <p>Although the Rural Zone outcomes are largely suited to land on the Beechmont plateau, the Back Creek and Denman Reserve area is particularly rich in biodiversity and gully vegetation as demonstrated by the below attributes. The draft Planning Scheme identifies the two lots as having:</p> <ul style="list-style-type: none"> a) Regulated Vegetation; 	No	<ol style="list-style-type: none"> 1. Amend Zone Map ZM-47 to remove that part of Lot 13 in SP131098 from the Rural Zone, that is currently included in the Conservation Precinct in the <i>Beaudesert Shire Planning Scheme 2007</i>, from the Rural Zone and include in the Conservation Zone. 	Yes

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p data-bbox="427 884 1252 940">Extract from the Beaudesert Shire Planning Scheme 2007 showing current zoning</p> <p data-bbox="397 972 1279 1083">The submission requests the inclusion of the land within a conservation zoning having regard to the significant environmental values that are present (including virgin rainforest and eucalypt forest), which are recognised in the Environmental Significance Overlay of the draft Planning Scheme.</p> <p data-bbox="397 1115 1279 1171">The zoning and mapped values of the Environmental Significance Overlay proposed to apply to the land are included below.</p>  <p data-bbox="418 1766 1264 1854">Extract from the draft Scenic Rim Planning Scheme 2018 showing proposed zoning (the Rural Zone sits between Special Purpose Zone to the north and Conservation Zone to the south and north-east)</p>	<ul style="list-style-type: none"> b) Environmental Significance Overlay Map OM-4-B Local Biodiversity (MLES) - (i) Core Corridor and (ii) Node Corridor; c) Environmental Significance Overlay Map OM-4-C Priority Species - (ii) Koala Habitat (MLES); d) Environmental Significance Overlay Map OM-4-D Wetlands and Waterways (MSES) - (i) High Ecological Value Waters (Watercourse) and (ii) High Ecological Value Waters (Wetland) and (iv) Waterways and Wetlands Buffer Areas; e) Environmental Significance Overlay Map OM-4-E Local Watercourses (MLES) - the draft Planning Scheme identifies Lot 13 SP131098 as having: (i) Watercourse Buffer Area A and (ii) Watercourse Buffer Area B and Lot 176 W312407 as having (i) Watercourse Buffer Area B and (ii) Watercourse Buffer Area A. <p data-bbox="1299 667 2148 753">An Ecological Assessment is required if development occurs within areas identified in any or all, of the above overlays to confirm the presence of these values on the lots.</p> <p data-bbox="1299 785 2148 957">Land within the Conservation Zone under the draft Planning Scheme is publicly owned and includes Conservation Estate (National Park) and Council owned or managed land. The submission's request involves privately owned land that proposed to be included in the Rural Zone under the draft Planning Scheme. Uses identified as accepted development are significantly fewer in the Conservation Zone than the Rural Zone.</p> <p data-bbox="1299 989 2148 1213"><i>Rural Areas</i> are described in the Strategic Intent subsection of the draft scheme's Strategic Framework (3.4.1). Included in the description is productive farmland; forested mountain ranges; waterways and dams set amongst a varying landscape from forested, steep upper reaches to open floodplain; and scenic viewing experiences within forested hills and valley settings. The Strategic Outcomes (3.4.2) for <i>Rural Areas</i> further support the location of these qualities to preserve the landscape character and scenic amenity of <i>Rural Areas</i>.</p> <p data-bbox="1299 1245 2148 1503">The overlays that apply to the lot mean that much of what is otherwise accepted development in the Rural Zone would be subject to at least code assessment. The <i>Vegetation Management Act 1999</i> and the <i>Water Act 2000</i> would also likely be triggered. It is unlikely that inappropriate development would be approved where there is multiple overlay mapping, given the constraints that apply. This being the case, it may also not be appropriate to include the whole lot in the Rural Zone, rather reinstate the current split zone under the <i>Beaudesert Planning Scheme 2007</i> that includes the eastern, environmentally constrained side in the Conservation Zone.</p> <p data-bbox="1299 1535 2148 1675">Accordingly, it is proposed that the section of Lot 13 SP131098 currently in the Conservation Zone under the <i>Beaudesert Shire Planning Scheme 2007</i> be reinstated under the draft Planning Scheme, whilst Lot 176 W312407 remain within the proposed Rural Zone with any future development triggering assessment against the relevant overlay codes.</p> <p data-bbox="1299 1707 1923 1734"><i>Suggestions for Native Species and Landscape Species</i></p> <p data-bbox="1299 1766 2148 1896">The species information provided in the submission for Council's consideration is noted. The species suggested to be included in <i>Appendix F - Priority Species</i> (which are listed as locally significant species), are species found in a specific geographic area of the Scenic Rim region. The <i>Planning Scheme Policy No. 5 - Ecological Assessments</i>, which triggers Appendix F</p>			

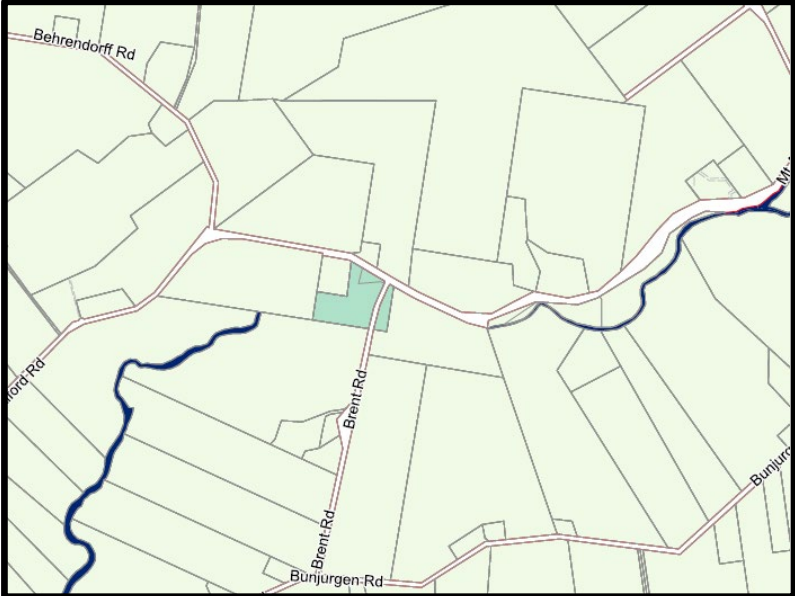
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p data-bbox="427 821 1255 909">Overlays 4A and 4B – Environmental Significance - Biodiversity and Local Biodiversity: MSES - Regulated Vegetation (light green lines); and MLES – Core Corridor (solid green).</p>  <p data-bbox="427 1612 1255 1675">Overlay 4C – Environmental Significance Priority Species – Koala Habitat (purple)</p>	<p data-bbox="1299 268 2151 499">is based on the State Significant Species (MSES) and the Koala Habitat Local Significant Species (MLES), has been provided as locally significant over the whole of the Council region. It is however not an exhaustive list of species considered to have local significance. However, further studies may be undertaken by Council in the future, refining Council's environmental policy reflected in the planning scheme. The submission's suggestion regarding a revision of the list of native species in <i>Planning Scheme Policy No. 2</i> is also currently out of scope of the initial version of the draft Planning Scheme.</p> <p data-bbox="1299 527 1709 554"><i>Proposed Subdivision in Beechmont</i></p> <p data-bbox="1299 583 2151 842">The submission's concerns about the future viability of Beechmont and the opportunity for older people to continue to live on smaller lots in the rural zone are noted. The policy of the draft Planning Scheme seeks to protect rural land for agricultural production and it must also reflect the regulatory provisions supporting the implementation of SEQ Regional Plan, which does not support the creation of new lots under 100ha in the Rural Landscape and Regional Production Area (RLRPA) where no Rural Precinct applies. As such, there is no scope in the draft Planning Scheme or the regulatory framework of the regional plan to create rural residential type lots in the Rural Zone.</p> <p data-bbox="1299 869 2151 1066">Most of the projected population growth within the Scenic Rim is expected to occur within the urban areas designated for the region under the SEQ Regional Plan, referred to as Urban Footprints. Urban Footprints for the Scenic Rim include Beaudesert, Boonah, Canungra, Kooralbyn, Kalbar, Mount Alford, Harrisville and Peak Crossing. Areas on Tamborine Mountain characterised by an existing urban development pattern are also included in an Urban Footprint.</p> <p data-bbox="1299 1094 1584 1121"><i>Protection of Back Creek</i></p> <p data-bbox="1299 1150 2151 1297">The submission's ideas and information regarding the coordinated rehabilitation and management of Back Creek are generally outside the scope of the draft Planning Scheme, however these suggestions will be provided to Council's Environmental Policy and Services Section for consideration.</p>			

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p data-bbox="403 911 1279 995">Overlay 4D – Environmental Significance – Wetlands and Waterways – High Ecological Value Watercourse (light blue); and Waterways and Wetlands Buffer Area (yellow).</p> <p data-bbox="403 1024 982 1052"><i>Planning Scheme Policy 5 - Ecological Assessments</i></p> <p data-bbox="403 1081 1279 1165">The submission suggests that a number of species should be added to <i>Appendix F: Priority Species</i> of the draft <i>Planning Scheme Policy 3 - Ecological Assessments</i>, including:</p> <ul data-bbox="403 1199 1012 1440" style="list-style-type: none"> • <i>Callerya Australis</i> - Small-leaved Wisteria • <i>Cassia marksiana</i> - Brush Cassia • <i>Cryptocarya foetida</i> - Stinking Cryptocarya • <i>Jasmine jenniae</i> - Shrubby Jasmine • <i>Owenia cepiodora</i> - Onion Cedar • <i>Sarchochilus fitzgeraldii</i> - Ravine Orchid • <i>Menura alberti</i> - Albert's Lyrebird • <i>Turnix melanogaster</i> - Black-breasted Button-quail. <p data-bbox="403 1470 937 1497"><i>Planning Scheme Policy 2 - Landscape Species</i></p> <p data-bbox="403 1526 1279 1640">The submission also notes that several native species listed in Tables 22.1, 22.2 and 22.3 (of <i>Planning Scheme Policy 2 - Landscape Design</i>) do not have an asterisk to indicate their native species status and suggests that a revision of the list be undertaken.</p> <p data-bbox="403 1669 744 1696"><i>Strategic Vision for Beechmont</i></p> <p data-bbox="403 1726 1279 1892">The submission contends that Beechmont currently lacks a heart or township centre and is struggling economically, socially and environmentally. To achieve the vision for the locality expressed in the Strategic Framework, it is requested that some sensible subdivision of the larger land holdings be allowed into more manageable sized properties. This outcome could be used to supplement off-farm income and create some small residential blocks so that older people are</p>				

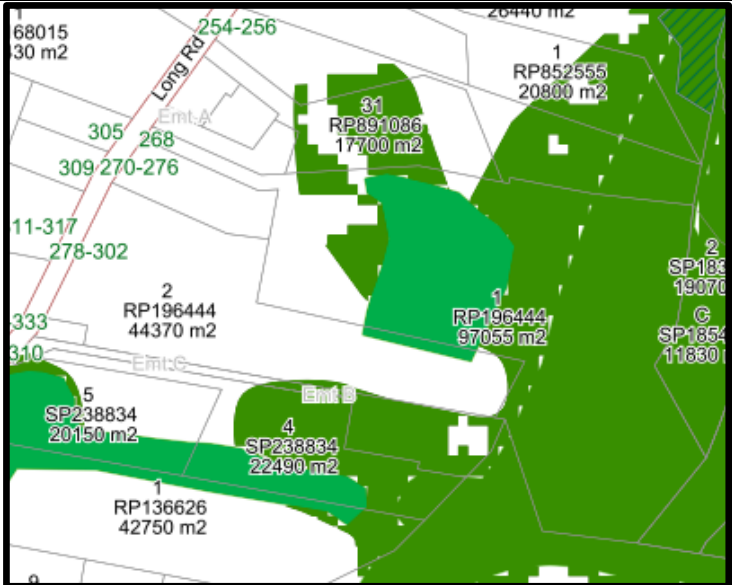
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	<p>not forced off Beechmont due to an inability to manage rural acreage. The submission suggests that the State government can assist in this vision through an appropriate regional planning response.</p> <p><i>Request for Environmental Planning and Management for Beechmont (Particularly for Back Creek)</i></p> <p>The submission suggests that meaningful environmental planning is required on Beechmont involving a proactive integrated approach for the management of Back Creek watercourse, from its source at Timbarra Drive to and including Denham Scenic Reserve and identified freehold lots. This would include an invasive weed and water quality management focus on public and private land. The submission notes that a higher classification of environmental values appear on the Defence land, which may relate to an increased focus by the Department of Defence on this value (i.e. recognition as High Ecological Value Waters/Wetland). A similar focus regarding the ecological health occurring at the source of Back Creek in Beechmont is sought.</p>				
PLSS18/000321	<p>Council has identified four parcels of land in its ownership that have been identified as not serving a current or future operational purpose, which are outlined below.</p> <ol style="list-style-type: none"> Lot 244 and 245 RP 91903, 56-58 Coomera Gorge Drive, Tamborine Mountain in the Recreation and Open Space Zone;  <ol style="list-style-type: none"> Lot 1 SP133816 2-6 Pine Street, Canungra (current depot in the Local Centre Zone); 	<p>The request to consider the proposed zoning of the Council land (identified as not serving a current or future operational purpose) to be commensurate with that of the adjoining properties and the land use of the surrounding area as a whole has been considered. It is proposed to amend the zoning as follows:</p> <ol style="list-style-type: none"> Include Lots 244 and 245 RP 91903, 56-58 Coomera Gorge Drive, Tamborine Mountain in the Tamborine Mountain Residential Precinct of the Low Density Residential Zone to be consistent with the adjoining land; Maintain the Local Centre zoning of Lot 1 SP133816 at 2-6 Pine Street, Canungra to be consistent with the surrounding development and the intent for commercial development at Christie/Pine Street, Canungra; Include Lot 3 RP141768 at Mundoolun Connection Road, Tamborine in the Rural Zone as the land is in the Regional Landscape and Rural Production Area of the SEQ Regional Plan and the surrounding land is also in the Rural Zone. Notwithstanding, it is noted that the site is characterised by the modelled 1% Annual Exceedance Probability flood event, which may have implications on any future development of the site. 	No	<ol style="list-style-type: none"> Amend Zone Map ZM-36 to remove Lots 244 and 245 on RP91903 from the Recreation and Open Space Zone and include in the Low Density Residential Zone - Mountain Residential Precinct. No change. Amend Zone Map ZM-24 to remove Lot 3 on RP141768 from the Recreation and Open Space Zone and include in the Rural Zone (Where No Precinct Applies). 	Yes

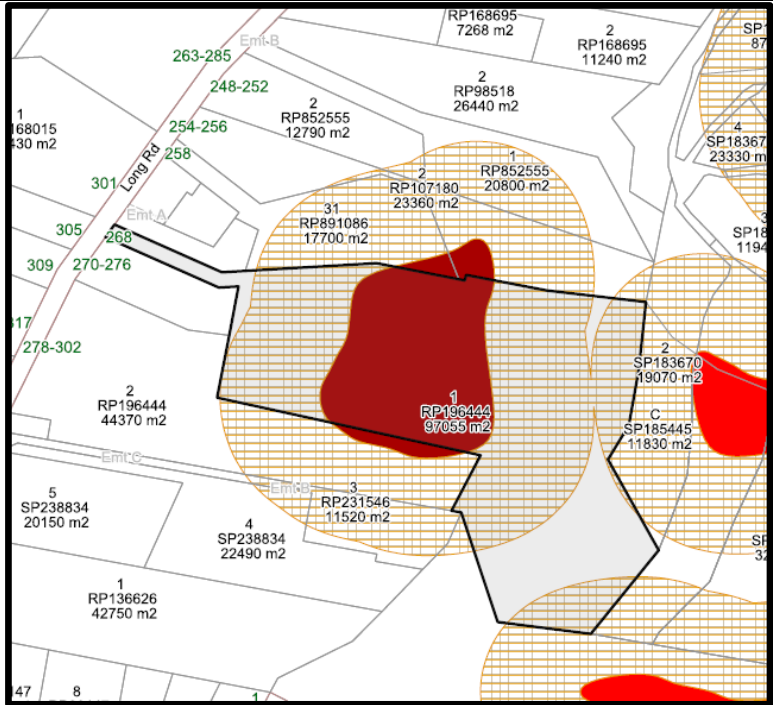
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p data-bbox="397 1056 1279 1115">3. Lot 3 RP141768 at Mundoolun Connection Road, Tamborine in the Recreation and Open Space Zone.</p>  <p data-bbox="397 1745 1279 1860">It is requested that the current zoning of the identified properties be amended to be commensurate with that of the adjoining properties and the land use of the surrounding area as a whole should these parcels be disposed by Council at a future date.</p>				

2. Overlay Mapping

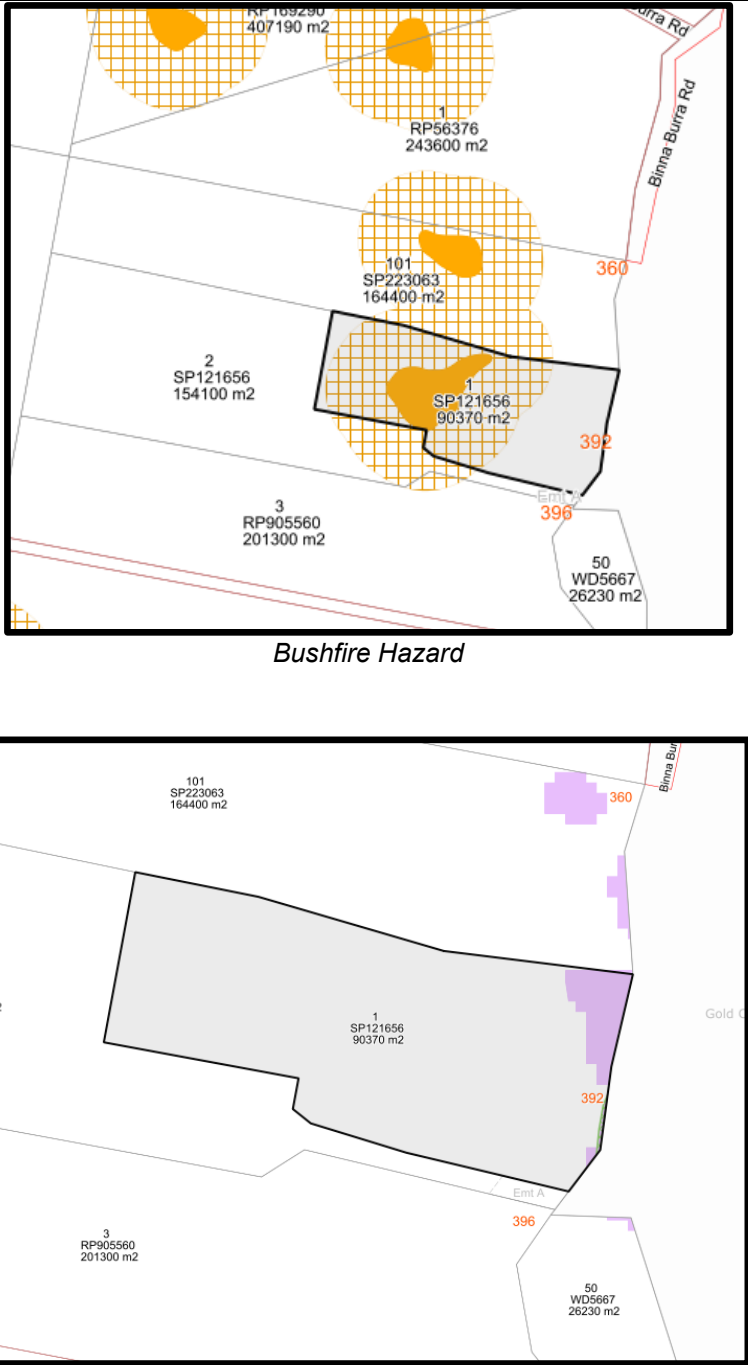
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PLSS18/000021	<p>The submission raises concerns that Teviot Brook is not fully shown in the zoning mapping in its continuity in the area adjacent to the Mt Alford Road and Brent Road intersection. The submission seeks that the complete water course be shown in this location.</p> <p>The map for this area appears to show existing native natural forest vegetation across the top of the hill escarpment on the 'Bonnie Doon' property much more accurately than previously proposed published tree clearing laws. Coordination is needed to ensure that the most accurate and detailed information is enshrined into legislation for both the landholder's benefit and environmental protection.</p> 	<p>In regard to the continuation of Teviot Brook, the Digital Cadastre Database (DCDB) maintained by the Department of Natural Resources, Mines and Energy, identifies the boundaries of lots. Where a property boundary is defined by a watercourse, it shows the watercourse, but where the watercourse runs through the land, it does not necessarily show the feature on the cadastre (i.e. property mapping information). Since this data is not maintained by Council, there is no scope to amend the map to show the waterway on the mapping base layer.</p> <p>However, the entire watercourse is identified in the Water Resources Catchments Overlay Code. If development is proposed in the location described, the Water Resources Catchments Overlay Code is triggered, and additional assessment requirements may need to be met.</p> <p>The submission's acknowledgement of the improved accuracy of native forest vegetation mapping and the need for accurate information is noted. State government makes this data available to Council, which has been incorporated into the draft Planning Scheme. This provides the suggested coordination and information that informs the draft Planning Scheme.</p>	No	No change.	N/A
PLSS18/000046	<p>The submission raises concerns about Overlay OM-07-A-2 Steep Slope and Overlay and OM-07-B-2 Landslide Hazard Area. The accuracy of mapping is questioned regarding Lot 182 W311972 at 2268 Tamborine Mountain Road, Canungra. The classification of landslide hazard risk is considered to be incorrect on this property and the slope description does not accurately correspond to the slope of the land.</p> <p>The submission also raises concerns regarding AO1 in the Landslide Hazard and Steep Slope Overlay Code, which requires that:</p> <p><i>"Development is not undertaken on land identified as: Steep Slope Area - Slope Hazard Over 25%; or Landslide Hazard Area - High and Very High unless:</i></p> <p><i>(1) a location with less slope and/or less geological instability risk is not available on the site for the development;</i></p> <p><i>(2) there is an overriding need for the development to occur in the location; and</i></p> <p><i>(3) a geotechnical stability assessment report undertaken by a suitably qualified person certifies that the development:</i></p> <p><i>a). is designed, located and managed to ensure the safety of people is maintained;</i></p>	<p>Concerns Regarding Accuracy of Landslide Hazard and Steep Slope Overlay Mapping</p> <p>In relation to the mapping that informs the Overlays of the draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme.</p> <p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data. For example, since the preparation of the draft Planning Scheme for community consultation, data sets that inform Matters of State Environmental Significance and Agricultural Land Classification (ALC) Class A and Class B have been updated by the State government. Accordingly, the mapping informing the Environmental</p>	No	Amend AO1 in the Landslide Hazard and Steep Slope Overlay Code by removing AO1(2).	No

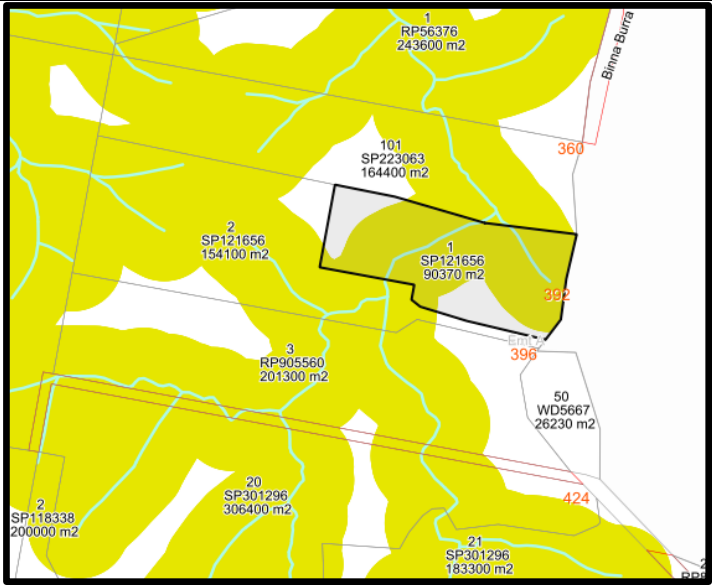
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	<p><i>b). is located so that it is geologically stable in the long term and not at risk from landslide;</i> <i>c). is appropriate for the sloping nature of the site; and</i> <i>d). that the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level;</i> <i>e). can manage the evacuation of people if involving institutional uses.</i></p> <p>The submission is concerned that (2) above cannot be achieved by development in most cases because it is not ever going to be possible for a private land owner to successfully argue that a development proposal has an overriding need to occur at the location if this outcome is strictly applied in development assessment. The submission contends that this part of the outcome should be removed because the requirements (1) and (3) provide adequate checks and balances for the management of any perceived issues with a development proposal.</p>	<p>Significance Overlay and Agricultural Land Overlay have been updated to incorporate this latest data.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> • The Agricultural Land Overlay predominantly seeks to assess the potential impacts of larger-scale non-rural uses on sites greater than 5 ha and where not utilising more than 1,000m² of significant agricultural land (i.e. not applicable to residential dwellings and minor tourism uses); • The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; • The Environmental Significance Overlay seeks to ensure that development protects certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided. Furthermore, the Overlay Code only applies to native vegetation; • The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p> <p><i>Amendment to Acceptable Outcome of Landslide Hazard and Steep Slope Overlay Code</i></p> <p>The submission's request to remove (2) of Acceptable Outcome 1 of the Overlay Code is supported. Development of a site that further analysis reveals is unable to be developed as a result of the presence of a high natural hazard should not be permitted to be developed as a result of overriding need.</p>			
PLSS18/000055	<p>The submitter is concerned about the overlays identified on the land at 268 Long Road, Tamborine Mountain (1 RP196444).</p> <p>The land is affected by high bushfire risk, high environmental value and koala habitat. The land has remnant rainforest on the top of the mountain and the escarpment. However, there is not one gum tree, a prerequisite for koala habitation.</p>	<p>The submitter's concerns regarding the presence and accuracy of Overlays including the Bushfire Hazard Overlay and the Environmental Significance Overlays are noted.</p> <p>In relation to the mapping that informs the Overlays of the draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the</p>	No	No change.	N/A

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	 <p data-bbox="424 821 1255 877">Extract from draft overlay mapping showing MSES – Regulated Vegetation (lighter green); and MLES – Core Corridor (darker green)</p> <p data-bbox="397 905 1282 1045">It is agreed that the site has high environmental value but the bushfire hazard category is questioned as it is rainforest with many Hoop Pines. There is no under canopy vegetation and there has never been a fire in the area. The submitter states that a fire assessor indicated that the presence of Hoop Pines indicated a low fire risk.</p> <p data-bbox="397 1077 1282 1276">It is questioned why planning overlays are applied if they are not underpinned by fact or evidence for as a landholder it is a costly exercise to address these issues if one wants to build any structure. It is noted that such overlays impact on many other similar areas in the Scenic Rim and if they are designated by the State Government, it is suggested that Council makes representation to the State Government to have such overlays underpinned by evidence to support such designations.</p>	<p data-bbox="1299 268 2151 409">development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme.</p> <p data-bbox="1299 441 2151 756">To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data. For example, since the preparation of the draft Planning Scheme for community consultation, data sets that inform Matters of State Environmental Significance and Agricultural Land Classification (ALC) Class A and Class B have been updated by the State government. Accordingly, the mapping informing the Environmental Significance Overlay and Agricultural Land Overlay have been updated to incorporate this latest data.</p> <p data-bbox="1299 787 2151 871">The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul data-bbox="1299 903 2151 1480" style="list-style-type: none"> • The Agricultural Land Overlay predominantly seeks to assess the potential impacts of larger-scale non-rural uses on sites greater than 5 ha and where not utilising more than 1,000m² of significant agricultural land (i.e. not applicable to residential dwellings and minor tourism uses); • The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; • The Environmental Significance Overlay seeks to ensure that development protects certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided. Furthermore, the Overlay Code only applies to native vegetation; • The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. <p data-bbox="1299 1512 2151 1774">Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p> <p data-bbox="1299 1795 2151 1879">It should also be noted that koala habitat is not limited to <i>Eucalypt</i> species. The draft Planning Scheme defines Koala Habitat Tree as a tree of the <i>Corymbia</i>, <i>Melaleuca</i>, <i>Lophostemon</i> or <i>Eucalyptus</i> genera that is edible by</p>			

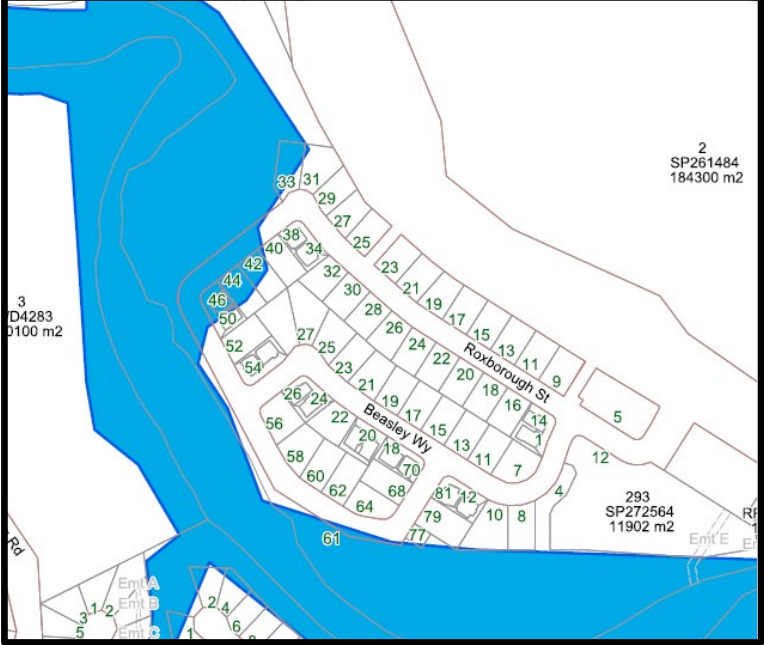
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p><i>Bushfire Hazard Overlay mapping affecting Lot 1 on RP196444.</i></p>	<p>koalas; or a tree typically used by koalas for shelter (a tree of the <i>Angophora</i> genus for example).</p>			
<p>PLSS18/000056</p>	<p>The submission raised various issues with the overlay mapping regarding Lots 1 and 2 on SP121656, 392 Binna Burra Road, Beechmont.</p> <p>1. <u>Bushfire Hazard</u> - The submission notes that a section of the property is mapped as medium risk bushfire hazard. The medium risk mapped area involves vegetation regrowth surrounding Back Creek, which is a permanently flowing watercourse. The property is situated at approximately 580 metres above sea level; is in a high rainfall area; is located in an environment that is cool and moist and the vegetation is predominately privet and camphor laurel with some rainforest trees. Taking a wider view of the mapping indicates that isolated vegetated areas across the plateau have been targeted, which is typical of mapping processes that take a desktop approach without local verification of the actual information being assessed. It is likely that the desktop assessment has mistakenly taken the view that these areas are a more flammable vegetation species such as eucalyptus which is incorrect. The submission contends that the risk of bushfire on the property is overstated and the medium bushfire rating should be removed from the overlay mapping.</p> <p>2. a. <u>Environmental Significance - Priority Species</u> - The submission notes that a section of the property is mapped as a Matter of State Environmental Significance and containing a <u>State Significant Species</u>. The trees in the mapped area are <i>Eucalyptus torelliana</i> interspersed with privet. These trees are not within the property boundary. Our driveway entry off Binna Burra Road runs through this area. There is no on ground reason to support the presence of this mapping layer on our property and it should be removed.</p> <p>b. <u>Environmental Significance - Priority Species</u> - The submission notes that a section of the property is mapped as a <u>Matter of Local Environmental Significance</u> containing <u>Koala Habitat</u>. The northern area contains some rainforest trees but is predominantly privet. The trees along the northern boundary are <i>Eucalyptus torelliana</i>. The area across the road is dense</p>	<p>The concerns regarding the accuracy and relevance of the Overlays which are proposed to apply to the site are noted.</p> <p>In relation to the mapping that informs the Overlays of the draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme.</p> <p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data. For example, since the preparation of the draft Planning Scheme for community consultation, data sets that inform Matters of State Environmental Significance and Agricultural Land Classification (ALC) Class A and Class B have been updated by the State government. Accordingly, the mapping informing the Environmental Significance Overlay and Agricultural Land Overlay have been updated to incorporate this latest data. It is noted that the updated mapping identifies the site with Matters of State Environmental Significance (MSES) Category C native vegetation, which is also mapped as Essential habitat on the regulated vegetation management map.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

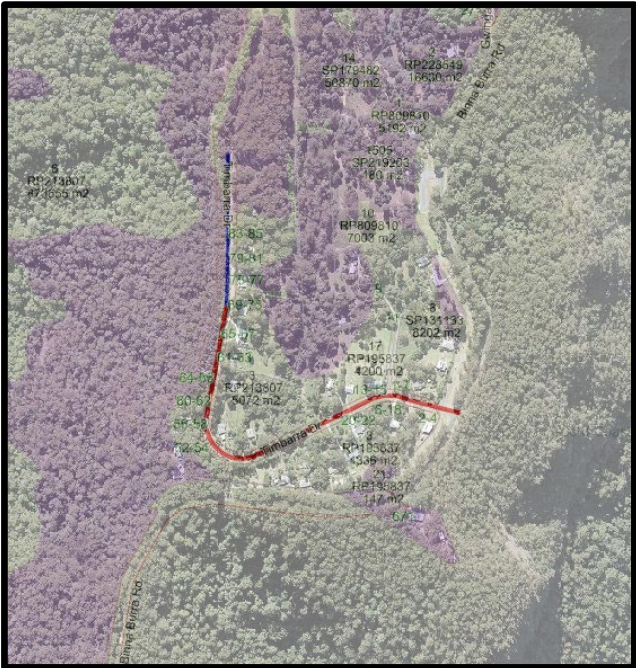
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	<p>rainforest. The southern area is kikuyu pasture. The trees adjacent to this area are <i>Eucalyptus torrelliana</i>. Neither of these areas are suitable koala habitat as they contain no food trees and there are no food trees within several kilometres of this site. Koalas have never been sighted in this area. There is no on ground reason to support the presence of this mapping layer and it should be removed.</p> <p>3. <u>Environmental Significance</u> - The submission notes that a section of the property is mapped as a <u>Matters of State Environmental Significance</u> and containing a <u>High Ecological Value Watercourse and Buffer Area</u>. A house, horse riding arena, stables and driveway are located within the buffer area. The submission states that the watercourse shown to the east is in fact an area of grassed pasture with a drainage line running through it, which only carries water in very heavy rainfall. It is not a watercourse and should not be mapped with a buffer area. The submission states that further development is proposed in this area, which is not possible according to PO11 of the Environmental Significance Overlay Code. The submission contends that it is unfair to place this constraint on future development when development accepted under the conditions of the previous planning scheme is already occurring in this area. The submission seeks the removal of mapped watercourse and the buffer area to the east of the site. Drainage features on the western two thirds and at the front of the property have been mapped as high ecological value watercourses. These are grassed gullies and only carry water occasionally in very heavy rain. They feed into Back Creek, which is a watercourse of high ecological value, but they are themselves grazing land and orchard which is a normal rural activity. These areas are not water courses and should not be constrained from future development. The photos included in the submission show the views of the mapped watercourses taken from the point of the light blue triangle marked on the draft overlay mapping above, which demonstrate that these are not watercourses. The submission believes that the mapping - Environmental Significance – Local Watercourses Stream Order 2, Buffer Area A (Spring and Back Creek), Stream Order 3 and Buffer Area B (Back Creek) are correct and that the only high value watercourse is Back Creek and the spring, which feeds into it on the property from the south west.</p> <p>In summary, the submission considers that some of the overlay mapping is incorrect and states that the new planning scheme allows them to provide an assessment from a "suitably qualified person" to dispute the mapping at the time of a future development application. However, states that this increases the cost of development triggered by incorrect mapping and should be corrected prior to the introduction of the new Planning Scheme. Overlay mapping inaccuracies increases the cost of development, which is unfair in particular as these inaccuracies are understood by Council officers.</p> <p>The submission requests that the description of a "suitably qualified person" in the planning scheme regarding the bushfire and environmental overlays be broadened in accordance with the below.</p> <p><i>"Where it can be demonstrated by the property owner by photos and a brief report that the overlay mapping differs greatly from the actual on ground situation a site inspection can be arranged with a SRRC environmental planner to verify the circumstances and the overlay mapping can be altered accordingly".</i></p> <p>The submission also seeks to notify Council that a roadside stall has been operating on the property since 2008 and was established in accordance with the current <i>Beaudesert Planning Scheme 2007</i>.</p>	<p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> • The Agricultural Land Overlay predominantly seeks to assess the potential impacts of larger-scale non-rural uses on sites greater than 5 ha and where not utilising more than 1,000m² of significant agricultural land (i.e. not applicable to residential dwellings and minor tourism uses); • The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; • The Environmental Significance Overlay seeks to ensure that development protects certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided. Furthermore, the Overlay Code only applies to native vegetation; • The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error</i>. Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p> <p><i>Environmental Significance Overlay Mapping - Priority Species</i></p> <p>At the local level, Koala Habitat, a Matter of Local Environmental Significance (MLES), is triggered on the property. This includes vegetation Koalas may use as part of their habitat (whether food or moving through/resting in). It should also be noted that koala habitat is not limited to <i>Eucalypt</i> species. The draft Planning Scheme defines Koala Habitat Tree as a tree of the <i>Corymbia</i>, <i>Melaleuca</i>, <i>Lophostemon</i> or <i>Eucalyptus</i> genera that is edible by koalas; or a tree typically used by koalas for shelter (a tree of the <i>Angophora</i> genus for example).</p> <p><i>Environmental Significance Overlay Mapping - High Ecological Value Watercourse</i></p> <p>A watercourse is defined under section 5 of the <i>Water Act 2000</i> as a river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events. The Buffer Area has been included in the draft Planning Scheme, based on the <i>State Interest Guideline: Biodiversity – April 2016</i>. Council has applied the 100m buffer either side of the centre line of the receiving waters in the draft Planning Scheme. The application of the</p>			

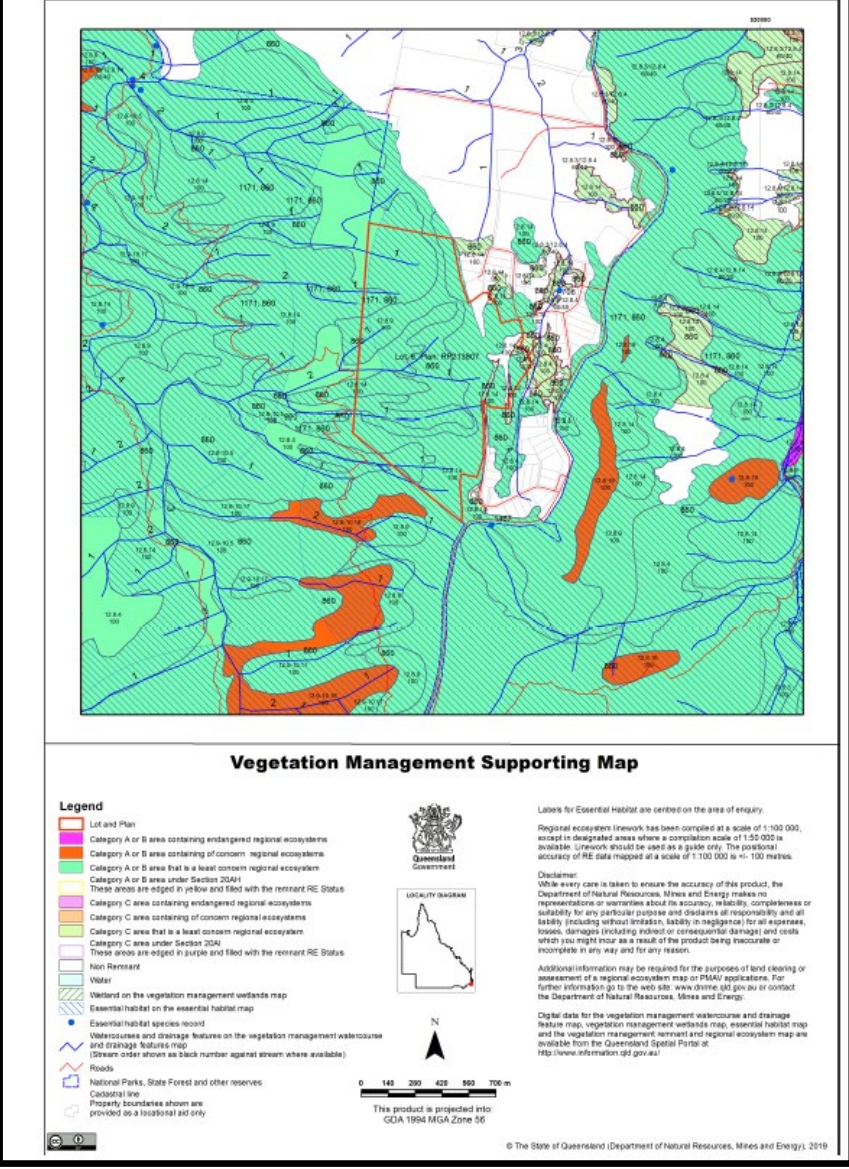
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The top map, titled "Bushfire Hazard", shows several land parcels with orange hatched overlays indicating hazard areas. The parcels are labeled with their respective planning scheme numbers and areas: RP109290 (407190 m²), RP56376 (243600 m²), SP223063 (164400 m²), SP121656 (154100 m²), RP905560 (201300 m²), and WD5667 (26230 m²). The bottom map, titled "Priority Species - Koala Habitat", shows the same parcels with purple hatched overlays indicating koala habitat. The parcels are labeled: SP223063 (164400 m²), SP121656 (90370 m²), RP905560 (201300 m²), and WD5667 (26230 m²). Both maps show "Binna Burra Rd" and "Gold C" as nearby features.</p>	<p>buffer is intended to encourage suitable development through the code assessment process for this matter of environmental significance.</p> <p><i>Definition of Suitably Qualified Person</i></p> <p>Table SC1.2.2 - Administrative Definitions of Schedule 1 of the draft Planning Scheme defines a 'Suitability qualified person' as follows:</p> <p>"A person having the necessary qualifications and experience to perform regulatory or professional functions relevant to the function being undertaken. Considerations includes:</p> <ol style="list-style-type: none"> 1) Current membership in a professional organisation; 2) Formal qualifications; and 3) Length of experience relevant to the particular function undertaken". <p>Amendment to the definition of Suitably qualified person is not supported, in particular for overlays seeking to manage natural hazards. Notwithstanding, as mentioned above Council has the ability to issue an Exemption Certificate under section 46 of the <i>Planning Act 2016</i> should assessable development be triggered as a result of a clear error in the planning scheme.</p> <p><i>Existing Roadside Stall</i></p> <p>Recognition of any existing lawful uses is out of scope of the planning scheme project. Should you seek any formal response from Council regarding the recognition of an existing lawful use, a separate written request is required to be submitted to Council.</p>			

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p data-bbox="400 814 1279 871"><i>High Ecological Waters (Watercourse) and Waterways and Wetlands Buffer Area</i></p>				
PLSS18/000218	<p data-bbox="400 905 1279 932">The submission raises the following concerns about the draft Planning Scheme:</p> <ol data-bbox="400 961 1279 1902" style="list-style-type: none"> <li data-bbox="400 961 1279 1192">1. The Scenic Rim Planning Scheme Overlay Map (<i>OM-04-B.2 Environmental Significance Overlay -Local Biodiversity</i>), shows very few areas of local environmental significance. Those that are highlighted are mostly areas of state environmental significance. Other than for Tamborine Mountain there are minor differences between state and local areas of environmental significance. These do not align with other publicly available maps for example the Koala habitat recognised in the Council mapping in the draft Planning Scheme. <li data-bbox="400 1222 1279 1388">2. There is disconnect between the wildlife corridors and the Koala habitat, which is contrary to the Strategic Outcome 3.6.2 of the Strategic Framework. The wildlife corridors of Tamborine Mountain should have linkage to existing Koala habitat and the river system rather than appearing to be an isolated habitat of value with disconnected vestiges appearing in surrounding areas of the base. <li data-bbox="400 1417 1279 1738">3. The submission quotes the guidelines of the <i>Planning Act 2016</i> which describes the <u>balance of ecological sustainability</u> and its integration with: (a) the protection of ecological processes and natural systems at local, regional, state and wider levels; and (b) economic development; and (c) the maintenance of the cultural, economic, physical and social wellbeing of people and communities. The submission requests how Council is going to implement conserving, restoring and enhancing the areas of significance, which the community identifies with koala habitat with that of the proposed Tamborine Investigation Area (i.e. investigation of potential infill rural residential development opportunities). Confirmation on how the protection of ecological processes is proposed to be balanced is sought. <li data-bbox="400 1768 1279 1902">4. Strategic Outcome 3.6.2 of the Strategic Framework does not align with Council's lack of recognition of areas of environmental value along some of the water courses and major river systems. The submission notes that an independent environmental impact report is necessary to be concurrent with Council's other vision for the improved health of the region's local waterways. 	<ol data-bbox="1302 961 2148 1850" style="list-style-type: none"> <li data-bbox="1302 961 2148 1163">1. The submission's concerns regarding the available MLES mapping for Tamborine and the assertion that the overlay mapping does not align with other available mapping is noted. Further refinement of the mapping that informs the Environmental Significance Overlay is outside the scope of the initial version of the draft Scenic Rim Planning Scheme. However, further refinement of the environmental policy of the planning scheme may occur in the future should further studies be commissioned. <li data-bbox="1302 1192 2148 1423">2. The submission's concerns regarding the disconnect between ecological corridors and Koala habitat mapping will be addressed in part through the incorporation of updated mapping released by the State government. Updated Essential Habitat overlay mapping (being a Matter of State Environmental Significance) will be included, which identifies habitat for vulnerable wildlife under the <i>Nature Conservation Act 1992</i>. As outlined above, further refinement of the environmental policy of the planning scheme may occur in the future should further studies be commissioned. <li data-bbox="1302 1453 2148 1850">3. The concerns raised regarding how the policy surrounding Koala protection is achieved are addressed through the overlay mapping and the provisions of the Environmental Significance Overlay Code, which seeks that '<i>development protects and enhances State Significant Species, Koala Habitat and locally significant species and their habitat</i>'. Acceptable Outcome 1.1 of the Overlay Code requires that: <ul data-bbox="1389 1621 2148 1850" style="list-style-type: none"> <li data-bbox="1389 1621 2148 1705">• Development has no impact on the relevant environmental values of Matters of State and/or Local Environmental Significance; or <li data-bbox="1389 1713 2148 1766">• Demonstrates that the development site does not contain any MSES and/or MLES; or <li data-bbox="1389 1774 2148 1850">• Demonstrates that development is located, designed and operated to mitigate adverse impacts on the relevant environmental values of MSES and/or MLES. 	Yes	Amend Overlay Map OM-04 - A Environmental Significance Overlay - Biodiversity to include Essential Habitat and updated mapping for regulated vegetation in Matters of State Environmental Significance.	Yes


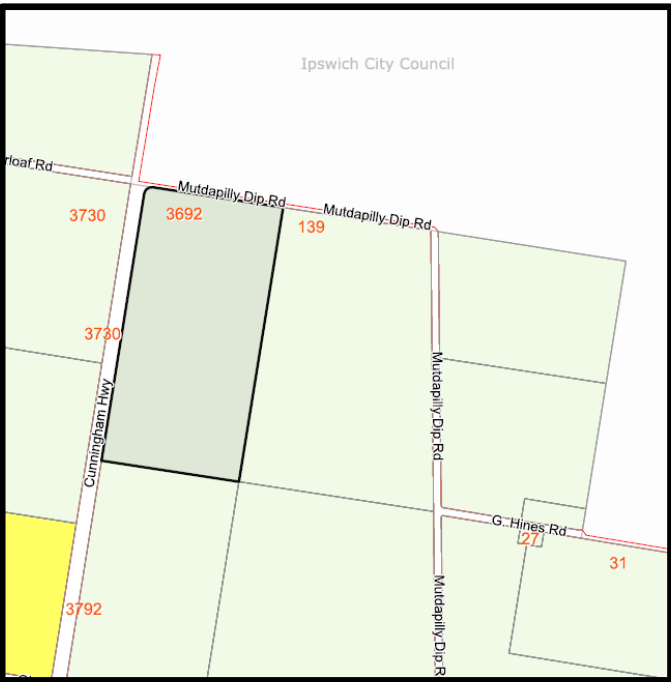
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	<p>Both Logan and Gold Coast City Council have been undertaking extensive rehabilitation projects along the Albert River during 2018. The submission identifies that the mapping available appears to be lacking regarding the values of the waterways. The submission states that further growth in the area could impact upon the wildlife corridor along waterways and requests that Council carries out an independent flora and fauna survey, with the findings to be made public. Environmental impact assessments should be undertaken before any decisions are made, with alternative solutions sought if the biodiversity cannot be protected and enhanced.</p> <p>5. The concerns raised in the submission regarding the Tamborine Investigation Area include lack of infrastructure, proposed location at the base of Tamborine Mountain and lack of information. The submission does not support further subdivision in the area.</p>	<p>An Ecological Assessment Report prepared in accordance with <i>Planning Scheme Policy 5 – Ecological Assessment</i> is required to be submitted with a development application to demonstrate compliance with the above provision.</p> <p>4. The draft Planning Scheme identifies watercourses in a number of overlay maps including:</p> <ul style="list-style-type: none"> • OM 4D MSES – Waterways and Wetlands - High Ecological Value Waters (Watercourse); and associated Buffer Areas of 100 metres from either side of the watercourse. • OM 4E MLES - Local watercourses include stream orders (a). 2; (b). 3 and 4; and (c). 5 to 7, as well as associated buffer areas of 10, 25 and 50 metres respectively. <p>The Environmental Significance Overlay Code addresses water quality performance outcomes for state and locally significant waterways and wetlands, and requires that the water quality objectives of the <i>Environmental Protection (Water) Policy 2009</i> be achieved. In regard to the submission's concerns surrounding future growth and its impact on wildlife corridors, Ecological Assessment Reports, prepared in accordance with <i>Planning Scheme Policy 5 – Ecological Assessment</i>, are required to be submitted as part of an application where development is proposed in areas mapped within MSES and MLES and where environmental impacts may be triggered or environmental values can be enhanced.</p> <p>5. At this stage, the planning scheme does not support the creation of new lots at Tamborine (refer to the Tamborine Investigation Area policy of the Strategic Framework). The policy of the draft Planning Scheme requires that an investigation of the Tamborine Rural Living Area be undertaken prior to considering any potential rural residential re-subdivision opportunities. Until such time that an investigation is undertaken, and the outcomes of the investigation identify any potential opportunities, the draft Planning Scheme seeks to uphold the current planning policy in not supporting the creation of any additional lots. It is not proposed to amend the draft Planning Scheme to support or prohibit potential rural residential re-subdivision opportunities in the absence of considered land use planning policy.</p>			
PLSS18/000224	<p>The submission raises concerns regarding the application of the Flood Hazard Overlay over the Canungra Rise Estate.</p> <p>The 1% AEP event is shown on land that has been filled well above the flood levels, showing newly created lots as flood prone. It is requested that the mapping be adjusted.</p>	<p>The concerns raised in the submission regarding the flood hazard overlay mapping are noted. The Flood Hazard Overlay in the draft Planning Scheme uses the best flood information available to Council for the 1% Annual Exceedance Probability (AEP) modelled flood event. A review of the flood mapping applicable to Canungra Creek is currently being undertaken. However, this updated information is unlikely to inform the initial version of the Scenic Rim Planning Scheme.</p> <p>Notwithstanding, in the interim section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p>	No	No change.	N/A

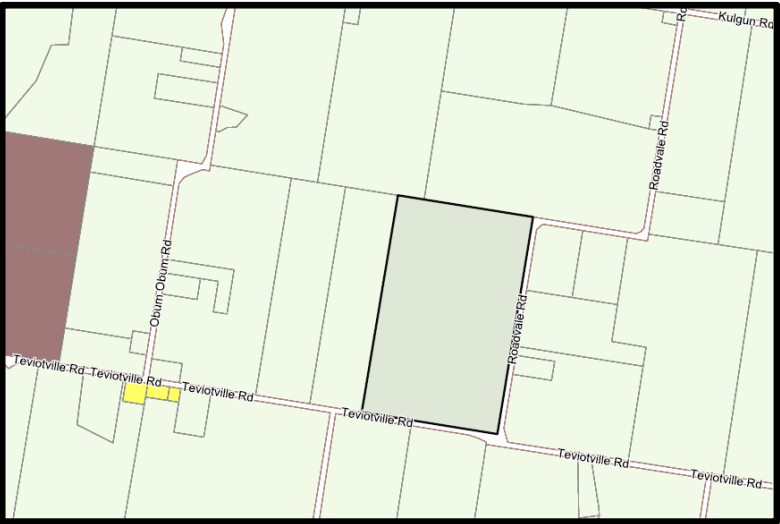
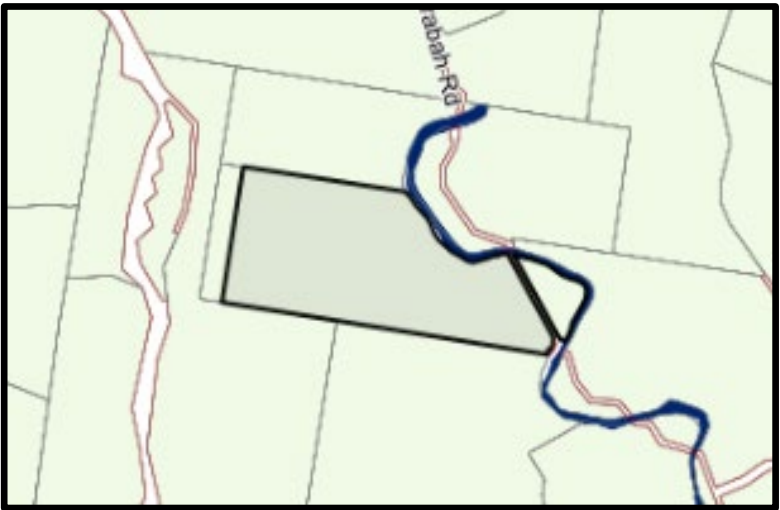
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<p>PLSS18/000263</p>	<p>The submission objects to the draft Planning Scheme due to the damage of lands from flooding and erosion, which was most likely caused by a lack of planning.</p>	<p>Specific details of a particular development or land to which the concerns raised in the submission were not provided.</p> <p>Planning approvals issued in the past were assessed against the best information available at the time. The Flood Hazard Overlay in the draft Planning Scheme adopts the 1% Annual Exceedance Probability (AEP) modelled flood event and incorporates a climate change consideration, which is a requirement under the State Planning Policy. The 1% AEP flood event (being a 1% chance of a flood occurring to this level in any given year) is applied to balance the risk of flooding against the future vibrancy and liveability of our region.</p> <p>The flood overlay maps in the draft Planning Scheme are designed to identify hazard areas that are subject to flooding and act as a trigger for development assessment. It is important to recognise that these maps show regional, riverine flooding and do not show flood risk in its totality. Infrequent or local floods can affect any property. Larger flood events also occur, however the probability of these is much lower.</p> <p>Council's flood mapping has been informed via a number of flood models. A flood model is a computer simulation of a river or floodplain system to determine the magnitude, extent and depth of flooding; how fast floodwaters rise; and the implications for flood damage and emergency planning. As with all flood models, Council's flood models are an estimation of the flood event that is projected or anticipated to occur. The models are based on science, but similar to weather forecasting, flood modelling is not an exact science. It is instead an educated, fact-based indication of the likely outcome of particular rainfall events in specific catchment conditions. However, to improve the accuracy of Council's flood models, Council has compared the model outputs with historic flood events recorded across the catchments in the region.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

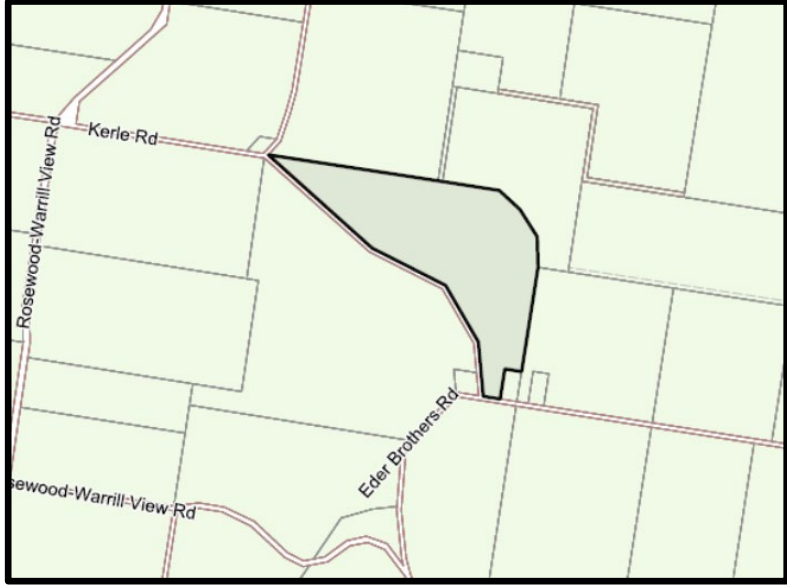
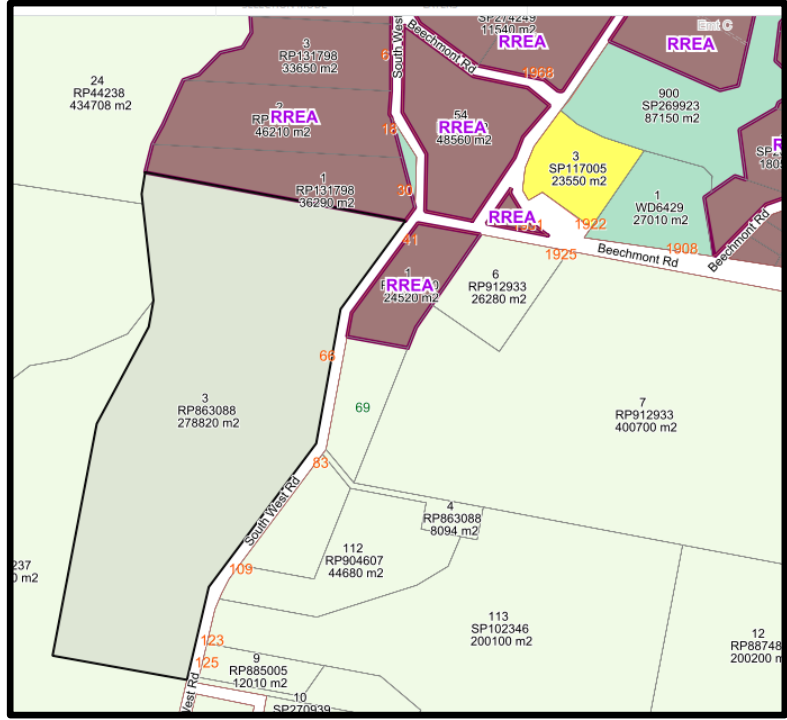
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000278	<p>The submission outlined the following matters for consideration:</p> <ol style="list-style-type: none"> World Heritage listed lands are increasingly being compromised by climate change, pest animals, plants, etc. It is paramount that much greater protection be afforded for the environment, and the unique values that set the region apart from others. Buffer zones should be established and maintained within the draft Planning Scheme for land adjoining World Heritage Areas and other biodiverse reserves and habitat corridors, and require the prohibition or curfew of cats. Greater Council leadership with regard to habitat retention and revegetation is sought. The Koala Habitat overlay does not extend over all of the Summit and Timbarra subdivisions, yet koalas are regularly seen in these regions. Greater protection should be afforded for the Back Creek headwaters.  <p>Overlay 4C – Environmental Significance Priority Species – Koala Habitat</p>	<p>The region's protected area estate has been included in the Conservation Zone, which seeks to protect the environmental and scenic amenity values of these areas. Other mechanisms, including Matters of Local and State Significance identified in the Environmental Significance Overlay and its associated code provisions serve to provide protection from inappropriate development. <i>Planning Scheme Policies No. 2 - Landscape Design</i> and <i>No. 5 - Ecological Assessments</i>; Council's Local Laws; and Land for Wildlife, Conservation Agreements and Nature Refuges which are incentive programs run in partnership between Council and relevant landholders, collectively play an important role in achieving the protection of these key environmental values.</p> <p><i>Koala Habitat Overlay Mapping</i></p> <p>Koala Habitat mapping is associated with the Core Corridor vegetation, which is a Matter of Local Environmental Significance (MLES) in the draft Planning Scheme. The Koala Habitat mapping at the Timbarra Drive section of Beechmont shows unmapped coverage where residential development has replaced the vegetation cover. Further refinement of the MLES Koala Habitat mapping is outside the scope of the initial version of the Planning Scheme.</p> <p>At the Summit location the Essential Habitat mapping, which is based upon the Matters of State Environmental Significance (MSES) - Regulated Vegetation, shows the Summit locality with a red hatched polygon (shown below). The draft Planning Scheme will be updated to include this Essential Habitat layer from the Queensland State government. The Essential Habitat mapping includes habitat for 'vulnerable' wildlife under the <i>Nature Conservation Act 1992</i>. Koalas are listed as vulnerable within the relevant regulation.</p>	Yes	Amend Overlay Map OM-04 - A Environmental Significance Overlay - Biodiversity to include Essential Habitat and updated mapping for regulated vegetation in Matters of State Environmental Significance.	Yes

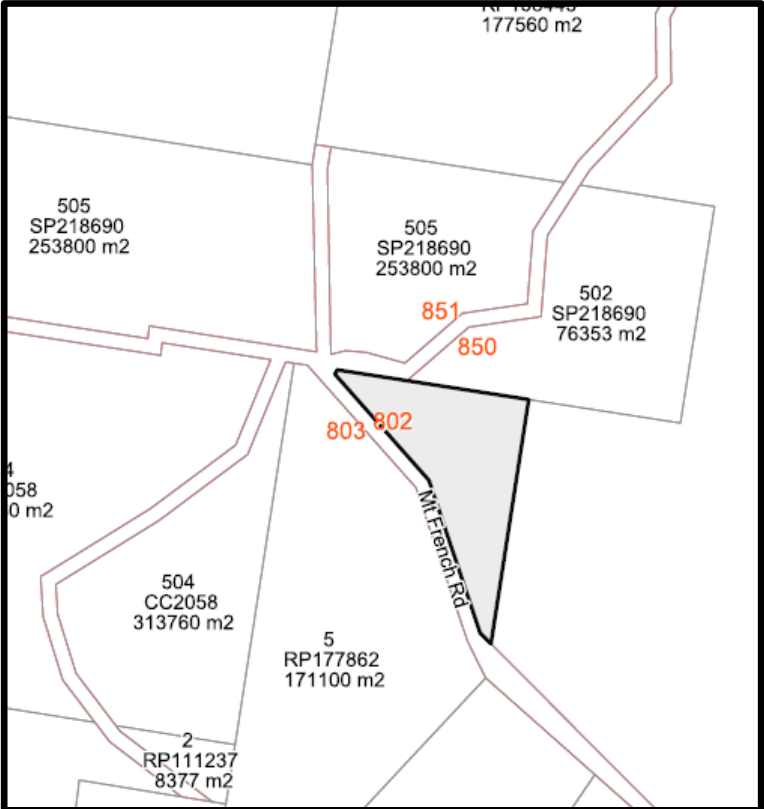
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<p>5.2 Vegetation management supporting map</p>  <p>Vegetation Management Supporting Map</p> <p>Legend</p> <ul style="list-style-type: none"> Lot and Plan Category A or B area containing endangered regional ecosystems Category A or B area containing of concern regional ecosystems Category A or B area that is a least concern regional ecosystem Category A or B area under Section 204(1) These areas are edged in yellow and filled with the remnant RE Status Category C area containing endangered regional ecosystems Category C area containing of concern regional ecosystems Category C area that is a least concern regional ecosystem Category C area under Section 204 These areas are edged in purple and filled with the remnant RE Status Non Remnant Water Watercourse on the vegetation management watercourse map Essential habitat on the essential habitat map Essential habitat species record Watercourse and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available) Roads National Parks, State Forest and other reserves Cadastral line Property boundaries shown are provided as a locational aid only. <p>Labels for Essential Habitat are centred on the area of enquiry.</p> <p>Digital ecosystem linework has been compiled at a scale of 1:100,000, except in degraded areas where a compilation scale of 1:50,000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100,000 is +/- 100 metres.</p> <p>Disclaimer: While every care is taken to ensure the accuracy of this product, the Department of Natural Resources, Mines and Energy makes no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including interest or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.</p> <p>Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PRAI applications. For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources, Mines and Energy.</p> <p>Digital data for the vegetation management watercourse and drainage feature map, vegetation management watercourse and regional ecosystem map are available from the Queensland Spatial Portal at: http://www.information.qld.gov.au/</p> <p>The product is projected into: GDA 1994 MGA Zone 56</p> <p>© The State of Queensland (Department of Natural Resources, Mines and Energy), 2019</p>			
		<p>Protection of Back Creek Headwaters</p> <p>Where a location has both State and locally significant environmental values, the provisions of the Environmental Significance Overlay will be apply to any new development proposed in a mapped area. Other legislation outside the Planning Scheme, may also apply to safeguard the water quality and ecological functioning of the creek, including the <i>Water Act 2000</i> and the <i>Environmental Protection Act 1994</i>.</p>			

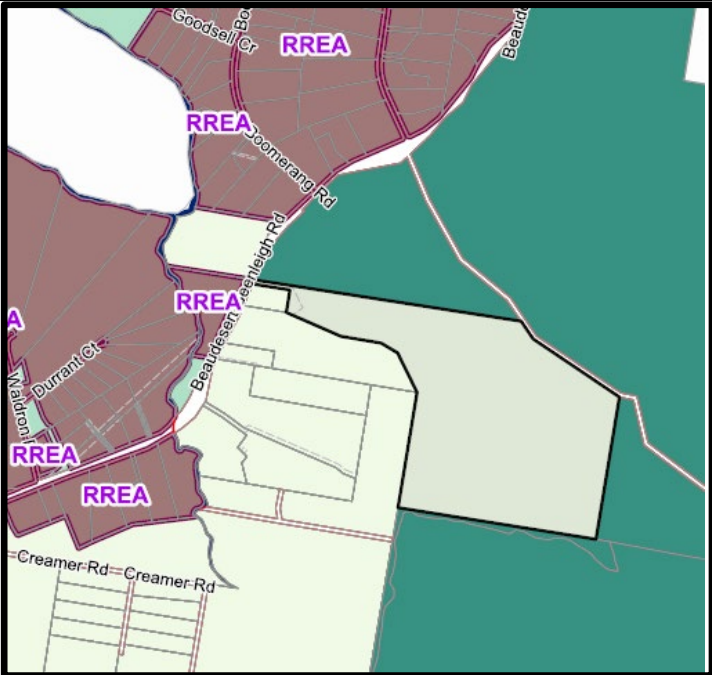
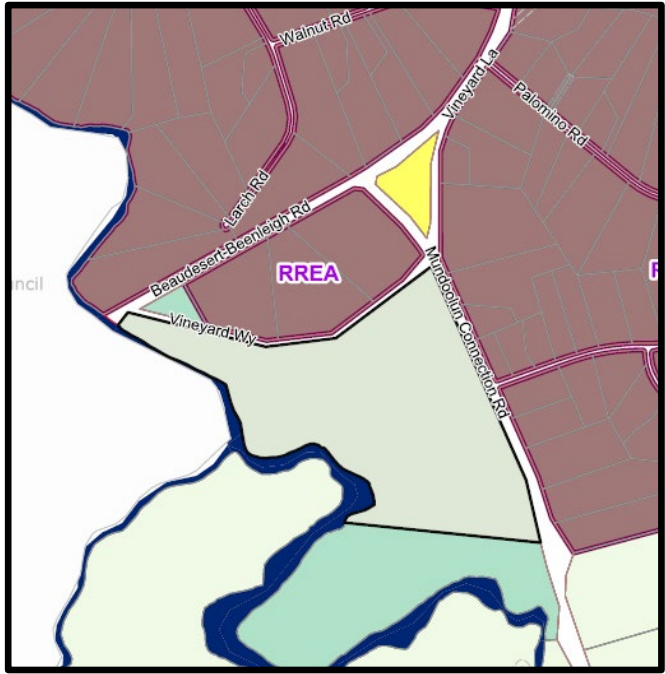
3. Subdivision of Land in the Rural Zone

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000004	The submission considers that subdivision of small acreage blocks from sizes 1 to 10 acres should be permitted throughout the Scenic Rim.	<i>Creation of Additional Lots in Rural Areas</i>	No	No change.	N/A
PLSS18/000026	<p>The submission relates to the zoning of Lot 3 on SP170193 at 177-269 Mutdapilly-Churchbank Weir Road, Mutdapilly (approximately 25ha):</p>  <p>and Lot 1 RP220393 3692 Cunningham Highway Mutdapilly (approx. 27ha):</p>  <p>The submission requests that the minimum lot size of 100ha in the Rural Zone be lowered to provide for smaller lots to accommodate family subdivision. The property at the Cunningham Highway (Lot 1) has been for sale for a while, but</p>	<p>The intent of the Rural Zone (in part) is to minimise the loss and fragmentation of rural land to enable its use for rural purposes and to facilitate agricultural production in accordance with the requirements of the State Planning Policy.</p> <p>The SEQ Regional Plan also seeks to protect the values of rural lands (i.e. land in the Regional Landscape and Rural Production Areas) and prevent its further fragmentation. The regulatory provisions that supports this policy seek in general to prohibit the creation of new lots under 100 ha (except where in a rural precinct). Accordingly, there is no scope in the draft Planning Scheme to enable the creation of smaller lots, in particular the creation of rural residential type lots or family subdivisions.</p> <p>Whilst the Rural Zone provides for a range of non-rural activities to support agricultural production in the region and also rural living opportunities, the inclusion of rural land in an urban zoning outside of a designated urban area cannot be justified under SEQ Regional Plan as more than sufficient urban land is available in the region's urban areas (i.e. Urban Footprints) to accommodate projected growth in the region until the next formal review of the planning scheme. 'Spot' urban zonings also have the potential to create out of sequence and ad hoc development outcomes, which are similarly not supported in rural areas.</p>			

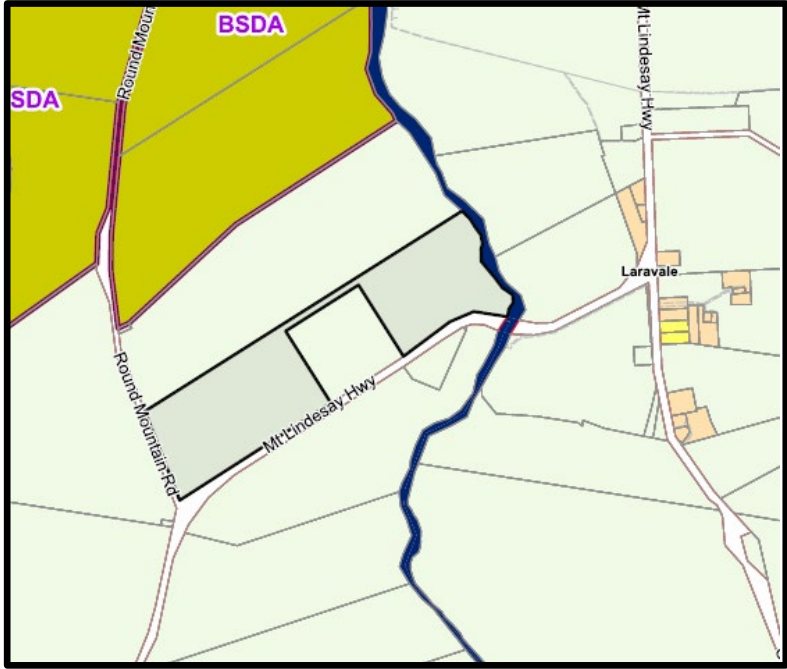
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>buyers appear to want smaller lots. The submission contends that agricultural potential of land is largely gone, and the Cunningham Highway property lends itself (if not for acreage subdivision) to truck stop, mote, caravan park or commercial zone for a shopping centre.</p>				
<p>PLSS18/000044</p>	<p>The submission is in relation to land at 776 Roadvale Road, Obum Obum (Lot 155 on CH31595) and seeks the inclusion of the land in a residential zone to add value to the property and assist in financing retirement.</p> 				
<p>PLSS18/000065</p>	<p>The submission refers to Lot 17 on W311132, 466 Sarabah Road, Sarabah, which is located in the Rural Zone as proposed under the Draft Scenic Rim Planning Scheme.</p> <p>The submission states that the land is currently used for grazing as a hobby farm and the dwelling is used for tourism accommodation. The submission seeks the ability to subdivide and then sell off an approximately 20 hectare to 30 hectare lot from the 65 hectare land parcel.</p> 				
<p>PLSS18/000141</p>	<p>A submission was made in relation to Lot 60 on SP106155 (47.56ha) at 192 Eder Bros. Road, Mt Walker, which requests the ability to subdivide the land to allow a minimum lot size of 40 acres (approximately 15ha) to enable family members</p>				

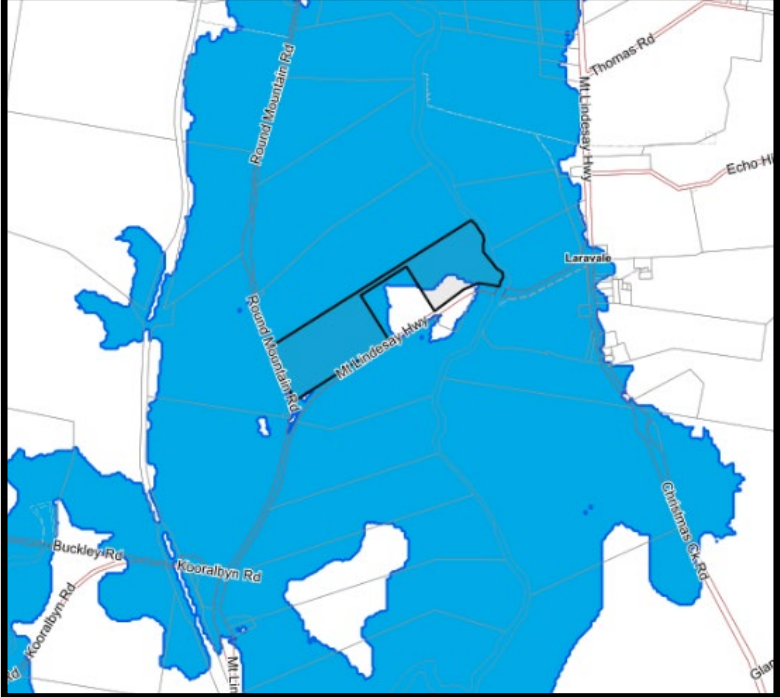
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>to have a separate title. The submission notes that the land would be easier to control against infestation of weeds, wild pigs, feral dogs, fires and the maintenance of fences in smaller lots.</p> 				
PLSS18/000147	<p>The submission requests the ability to subdivide the land at 66 Southwest Road, Beechmont, into 2 or 4 ha rural residential lots which, the submitter proposes is the only use viable for the land. The submission notes that land is unsuitable for grazing and adjoins existing rural residential development.</p> 				
PLSS18/000207	<p>The submission requests that Council consider enabling the subdivision of the 10 acre (4 ha) lot at 82 Mt French Road (6 RP177862) to create an allotment of 1 acre (0.4 ha) or 5 acres (2 ha). The reasons in support are:</p>				

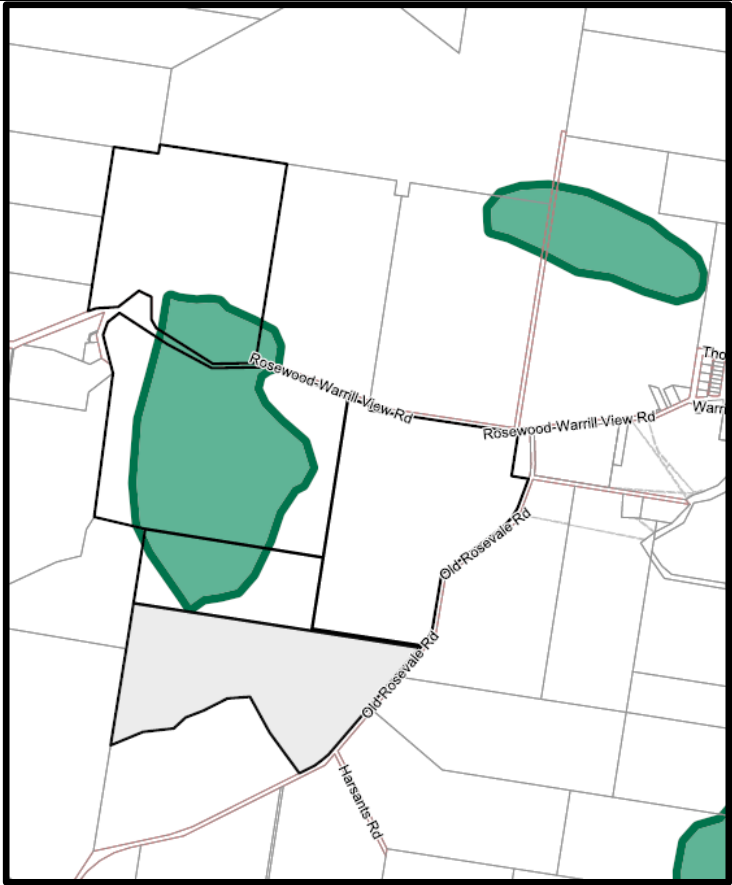
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> • Easy access to an all-weather road (Mt French Road); • The land is reasonably flat and a relatively short distance to the CBD of Boonah (i.e. 7km to the Post Office); • Sustainable water supply available (large dam); • A smaller allotment would allow for cheaper land and be more attractive for sale purposes; • Allowing smaller lots can create additional reserve for the township. 				
PLSS18/000236	<p>The submission raises the following matters for Council's consideration:</p> <ol style="list-style-type: none"> 1. The submission supports the proposed Rural zoning of Lot 2 on SP227777 at 1807 Beaudesert-Beenleigh Road, Tamborine and the recognition of Renewable energy facility as Code Assessable development in the Rural Zone. 	<ol style="list-style-type: none"> 1. The support for the zoning of Lot 2 on SP227777 and the inclusion of Renewable Energy Facility as Code Assessable in the Table of Assessment for the Rural Zone is noted. 2. Under the SEQ Regional Plan, the site is included in the Regional Landscape and Rural Production Area. The draft Planning Scheme is required to reflect the policy of SEQ Regional Plan, which seeks to prevent the further fragmentation of land in this regional land use category. The regulatory provisions that supports this policy seeks in general to prohibit the creation of new lots under 100 ha (except where in a rural precinct). Accordingly, there is no scope in the draft Planning Scheme to enable the creation of new rural residential lots in the Regional Landscape and Rural Production Area. 	No	No change.	N/A

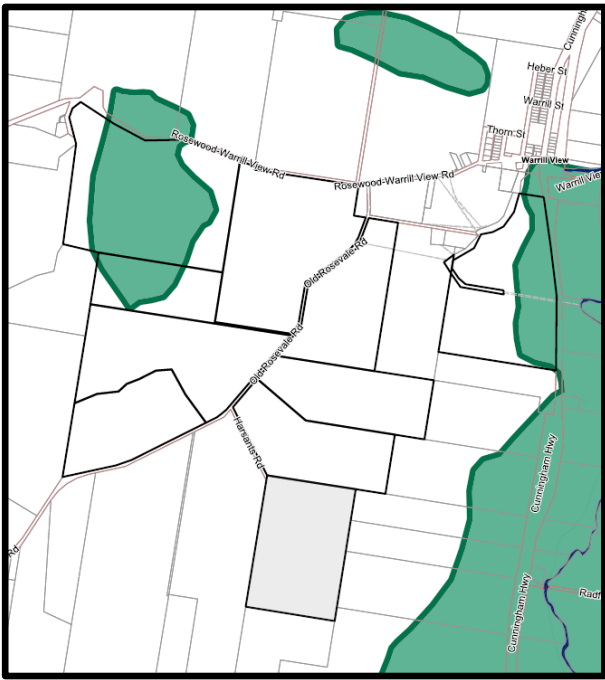
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p data-bbox="400 934 1279 1050">2. The submission also seeks the inclusion of Lot 1 RP141768 at 869 Mundoolun Connection Road, Tamborine in the Rural Residential Zone subject to the Qld Government amending the SEQ Regional Plan. The land is proposed to be included in the Rural Zone in the draft Planning Scheme.</p> 				
PLSS18/000087	<p data-bbox="400 1738 1279 1879">The submission notes the need for smaller lots, however also seeks the retention of larger lots to maintain the character of the Scenic Rim region. The submission also seeks to subdivide some smaller acreage lots from their property which is located in the Rural Zone within the draft Planning Scheme and identifies adjacent and opposite properties that have previously been subdivided,</p>	<p data-bbox="1305 1738 1617 1764"><i>Urban Residential Lot Sizes</i></p> <p data-bbox="1305 1795 2145 1852">Please refer to the Analysis and Recommendation regarding urban residential development and lot sizes in Chapter 6 (PLSS18/000060).</p> <p data-bbox="1305 1879 1765 1902"><i>Creation of Additional Lots in Rural Areas</i></p>	No	No change.	N/A

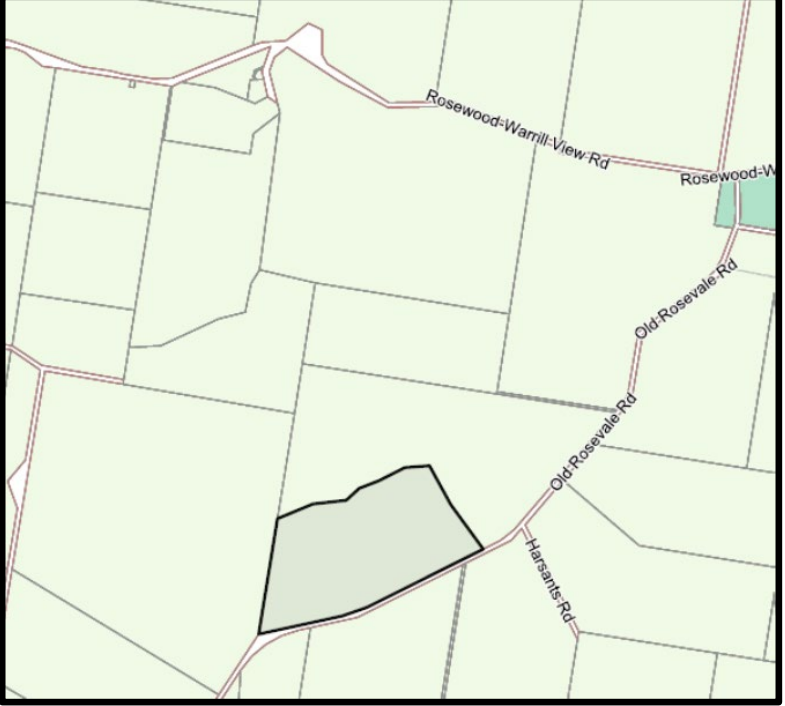
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>questioning why they are unable to subdivide their 50 and 75 acre blocks. The submitter seeks a review of their situation.</p>	<p>Please refer to the Analysis and Recommendation for PLSS18/000004.</p>			

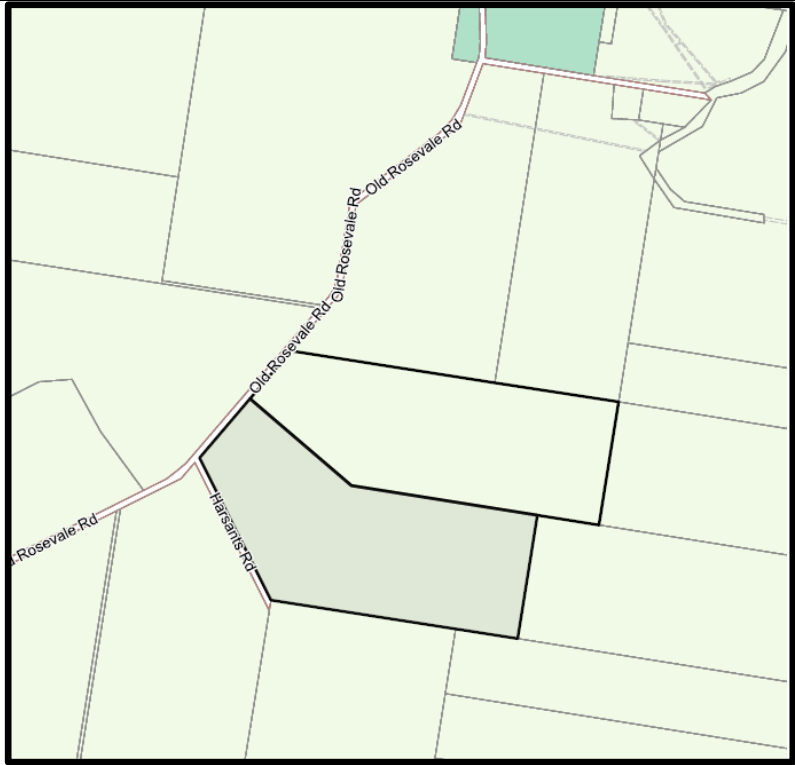
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
<p>PLSS18/000210 PLSS18/000211</p>	<p>The submission seeks the ability to undertake a small subdivision of Lot 1 on RP179493 at 8774 Mt Lindesay Highway, Laravale along part of its Mt Lindesay Highway frontage. The submission cites examples of other smaller lots in the vicinity of the site, in particular in proximity to Laravale. The submission notes that part of the land is not subject to flooding nor represents good quality agricultural land.</p>  <p>A large portion of the site is contained in a Flood Hazard Area under the Flood Hazard Overlay Code. Whilst noting the predictive nature of flood modelling, the submission states that over the last 90 years there has never been water within a level of 1 metre of any house on the site. Furthermore, another of the submitter's properties near Cannon Creek is also shown as being highly affected by the Flood Hazard Area, which is outlined in the submission to be inaccurate.</p>	<p><i>Creation of Lots in Rural Areas</i></p> <p>Please refer to the Analysis and Recommendation for PLSS18/000004.</p> <p><i>Flood Hazard Overlay Code</i></p> <p>The submitter's concern over the effect of the Flood Hazard Overlay is noted.</p> <p>Council's flood mapping has been informed via a number of flood models. A flood model is a computer simulation of a river or floodplain system to determine the magnitude, extent and depth of flooding; how fast floodwaters rise; and the implications for flood damage and emergency planning. As with all flood models, Council's flood models are an estimation of the flood event that is projected or anticipated to occur. The models are based on science, but similar to weather forecasting, flood modelling is not an exact science. It is instead an educated, fact-based indication of the likely outcome of particular rainfall events in specific catchment conditions. However, to improve the accuracy of Council's flood models, Council has compared the model outputs with historic flood events recorded across the catchments in the region.</p> <p>Council's flood mapping is based on the 1% Annual Exceedance Probability (AEP) modelled flood event and incorporates a climate change consideration, which is a requirement under the State Planning Policy. An 1% AEP flood event represents a flood that has a 1% chance of being equalled or exceeded in any year.</p> <p>Notwithstanding the above, the Development Assessment process is the appropriate method and time for ground-truthing potential values and constraints as the site based studies are undertaken at the time of the development proposal. The criteria of the Overlay Code have been drafted to trigger development applications when required. No change to the Flood Hazard Overlay Code is proposed in response to the submission.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

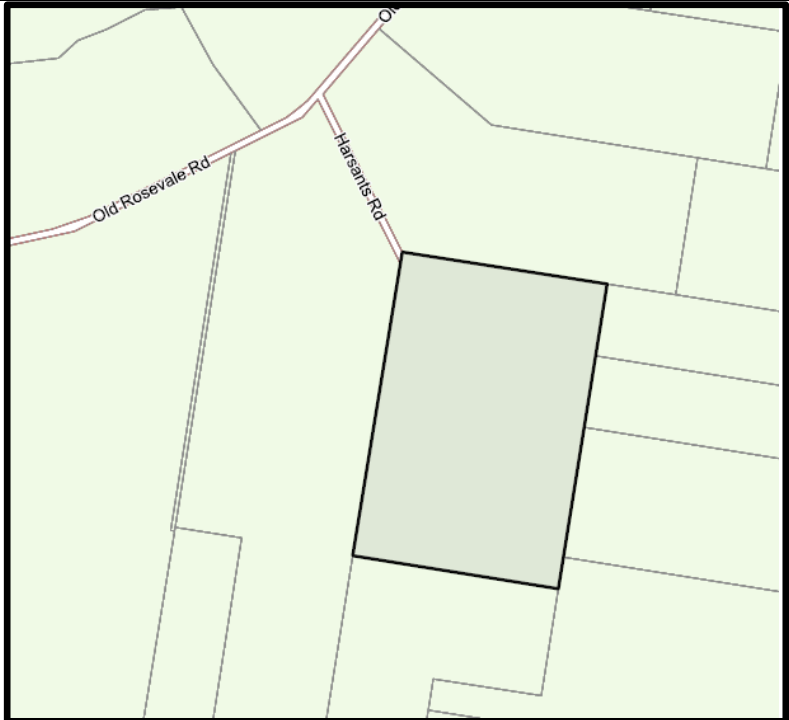
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission notes that the adjoining Lot 2 on RP179493 was formerly used as an air navigation facility by the Commonwealth government and potentially may be disposed in the future. The submission similarly notes the development potential of this property for residential lots.</p> <p>The submission seeks that the planning scheme support the creation of residential lots in particular areas where the land is not productive agricultural land.</p>				
PLSS18/000249	<p>The submission requests that Council consider land at Warrill View for rural residential development. The land is at 2808 Rosewood-Warrill View Road and described as Lots 13 SP243709, 46 RP28758, 21 SP264977, 1 RP42761, 3 RP183042 and 61 RP110243.</p> <p>The submission suggests the draft Planning Scheme:</p> <ul style="list-style-type: none"> • does not adequately account for the long-term sustainable growth of the region, without which our rural centres will decay; • does not reflect the emergence of new employment options at the Willowbank Industrial Park; • does not provide for a mix of housing that can attract and retain our children and working population who want to live in the rural character of the area, however do not want to operate rural enterprises in their own right; • does not provide for affordable and lower maintenance lifestyles to attract new residents to the region and support local business; • should consider the expansion of the existing Warrill View peri-urban community to deliver long term growth. 	<p><i>Creation of Lots in Rural Areas</i></p> <p>Please refer to the Analysis and Recommendation for PLSS18/000004.</p> <p><i>Agricultural Land and Environmental Significance Overlays</i></p> <p>The Agricultural Land Overlay mapping is based on State Planning Policy mapping of Agricultural Land Classification - Class A and B, which is informed by the Queensland Agricultural Land Audit 2013. Council's overlay mapping excludes areas in an Urban Footprint and includes a 40m buffer to the 'significant agricultural land' mapped area (in dark green). The Environmental Significance Overlay also identifies a High Ecological Significant Wetland (and associated Buffer Area) applying to Lots 35 and 36 on RP28743 at 111 Old Rosevale Road, Warrill View, which is identified as a Matter of State Environmental Significance in the Environmental Significance Overlay.</p>	No	No change.	N/A

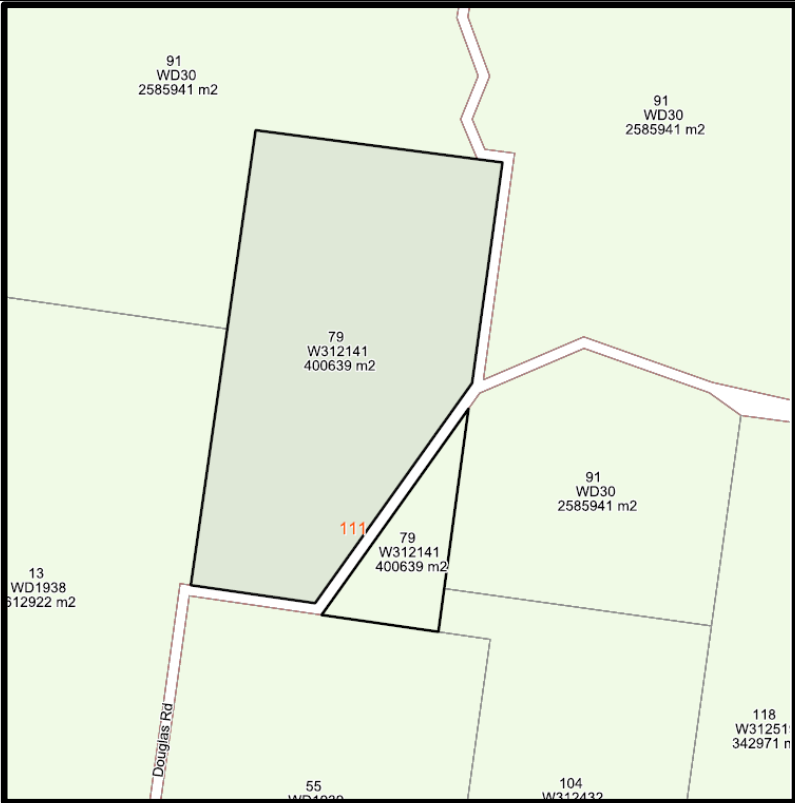
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission contends that:</p> <ul style="list-style-type: none"> • The subject land (13 SP243709, 46 RP28758, 21 SP264977, 1 RP42761, 3 RP183042) could provide an opportunity for sustainable growth in the region by accommodating a need for housing at the strategic location of Warrill View, being in close proximity to employment areas, centres (Ipswich, Boonah, Springfield, Amberley Air Base) and access to the Cunningham Highway - the land is relatively free from constraints and in close proximity to the existing residential zones and infrastructure; • There is limited productive agriculture supported on the western side of Warrill View, due to the higher terrain and poor soil; • Warrill View has a higher than average median age, low unemployment and median incomes equivalent to Queensland and Australia; and • The area is serviced by reticulated water. <p>It is noted in the submission that the land is predominantly free from constraints, bounded by the existing road network (North and East) and to the west a natural ridgeline separates the precinct from additional rural lands. Further, it is suggested that through development the existing, cleared waterways can be revegetated and restored. Improving site stability and creating ecological connectivity to the existing State environmentally significant wetlands to the east. The area is visually self-contained, yet supported by established infrastructure. The development of this area would also fund important local improvements.</p> <p>The area is currently zoned Rural, with a minimum lot size overlay 40ha. This submission proposes the area remain Rural, however the minimum lot size be amended to 1 ha (Rural Residential).</p>	<p>In relation to the mapping that informs the Overlays of the draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme.</p> <p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data. For example, since the preparation of the draft Planning Scheme for community consultation, data sets that inform Matters of State Environmental Significance and Agricultural Land Classification (ALC) Class A and Class B have been updated by the State government. Accordingly, the mapping informing the Environmental Significance Overlay and Agricultural Land Overlay have been updated to incorporate this latest data.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> • The Agricultural Land Overlay predominantly seeks to assess the potential impacts of larger-scale non-rural uses on sites greater than 5 ha and where not utilising more than 1,000m² of significant agricultural land (i.e. not applicable to residential dwellings and minor tourism uses); • The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; • The Environmental Significance Overlay seeks to ensure that development protects certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided. Furthermore, the Overlay Code only applies to native vegetation; • The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. 			


Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>The submission also requests the removal of the Agricultural Land Overlay on Lots 61 RP110243, 13 SP243709 and 46 RP28758 (as shown on the map above). The land is not used for agricultural purposes and the soil profile is shallow with poor nutrients on the exposed slopes and has been unable to support sustainable cropping. The aerial imagery suggests that slashed grasses may have been incorrectly identified as a form of cropping or agricultural activity. It is also noted that neighbouring attempts at cultivation in the local area have also proved unsuccessful. A lack of consistent, quality water supply has led to limited success in any crop species besides grasses for livestock feed, which of itself is insufficient to support agricultural enterprise. This mapping, if allowed to be included in the proposed scheme presents a significant barrier to the intended uses of the site and would create future financial hardship for the owners. Particularly given the local area is known for its inability to be used as cropping lands. This is evident with all agricultural industries occurring on the eastern side of the Cunningham Highway.</p>				
<p>PLSS18/000261 PLSS18/000264 PLSS18/000267 PLSS18/000269 PLSS18/000282 PLSS18/000280</p>	<p>The submission is the same as PLSS18/000249 in the request for Council to consider the land as a Rural Residential Area (1 ha minimum lot size) in Warrill View, however includes additional land to the south and to the east of Old Rosevale Road (being 36 RP28743, 35 RP28743, 34 RP28743, 23 RP885017, 20 CP88282, 20 SP264977, 1 RP73624).</p> 				
<p>PLSS18/000335</p>	<p>The submission contends that the land at 290 Old Rosevale Road, Warrill View (20 SP264977) is not viable for pastoral or farming activities and suggests enabling alterations to boundary alignments and subdividing to approximately 20 acre lots as provision for hobby farms and lifestyle blocks. As a larger population is likely in this area, smaller lots will support future much needed business and infrastructure.</p>				

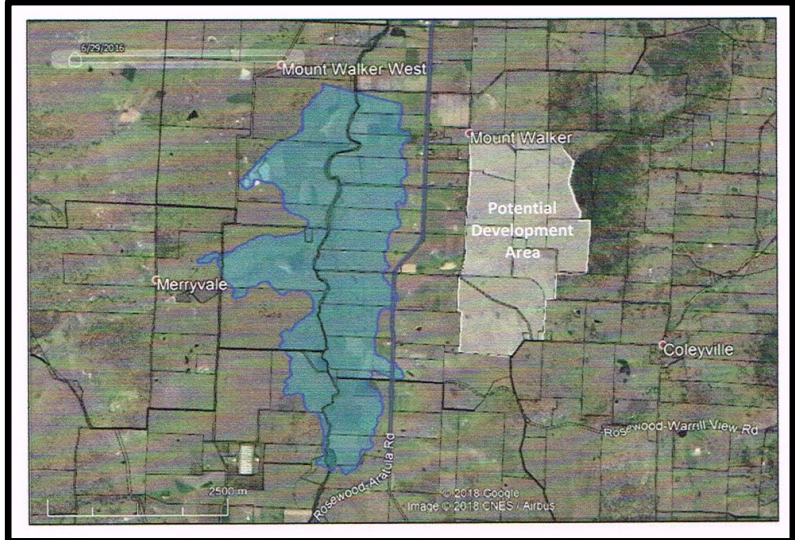
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
					
PLSS18/000337	<p>The submission raises the following matters about Lots 35 and 36 on RP28743 at 111 Old Rosevale Road, Warrill View:</p> <ul style="list-style-type: none"> • The land is not viable for commercial pastoral and farming activities; • Boundary alignments are suggested enabling smaller lots (approx. 20 acres) as hobby farms and lifestyle blocks; • Disagree with the Environmental Significance Overlay mapping that there is endangered species in the swamp land; • Future population in this area is predicted to increase, adding to needed business and infrastructure. 				

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
					
PLSS18/000338	<p>The submission raises the following matters about Lot 1 on RP73624 (53.82 ha) at Harsants Road, Warrill View:</p> <ol style="list-style-type: none"> 1. Disagree with the Environmental Significance Overlay mapping that there is endangered species in the swamp land; 2. It is suggested to allow boundary realignments to enable subdividing to approximately 20 acre blocks; 3. The land is not viable for pastoral or farming commercially. This land should be used as hobby farms and lifestyle blocks. 				

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
					
PLSS18/000144	<p>The submission requests the ability to subdivide Lot 79 on W312141 at 111 Douglas Road, Rathdowney because Douglas Road cuts across one corner of the land. The land is in the Rural Zone and the submitter would like the ability to create a new lot with the road as the boundary because when 100 acres becomes too difficult to manage, it would be great to sell and move onto the smaller block and thereby stay in the local area.</p>	<p><i>Creation of Additional Lots in the Rural Area</i></p> <p>The intent of the Rural Zone (in part) is to minimise the loss and fragmentation of rural land to enable its use for rural purposes and to facilitate agricultural production in accordance with the requirements of the State Planning Policy.</p>	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<p>Whilst the regulatory provisions supporting the SEQ Regional Plan prohibits the creation of new lots less than 100 hectares in the Regional Landscape and Rural Production Area does not apply where the lot is severed by a road that was gazetted prior to 2006, Council is still required to ensure that any development in the Rural Zone meets the purpose and overall outcomes sought for the zone.</p> <p>Any Reconfiguration of a Lot in the Rural Zone needs to ensure that the outcomes sought for the zone are not compromised, which include:</p> <ul style="list-style-type: none"> • Capacity of the land for agricultural production is protected and enhanced; • Any non-rural activities are complementary and remain ancillary to agricultural production; • Rural and natural landscape character, and rural amenity of the zone is protected; • Conflict with surrounding rural land is minimised; • Development in the zone is appropriately serviced by necessary road infrastructure. <p>Whilst some rural land in the region may be severed by road reserve, this separation does not necessarily impact on the ability of the land to be utilised for rural purposes. Subdivision under these circumstances that has the potential to fragment land and reduce its agricultural production capacity is not supported.</p>			
PLSS18/000145	<p>The submission requests the ability to subdivide land in the Rural Zone at 4 Upper Logan Road, Rathdowney (Lot 6 on RP205155). The existing lot is severed by a road that was gazetted before March 2006 (as per the <i>Planning Regulation 2017</i>). It is requested that the Reconfiguring a Lot Code - Table 9.4.6.3.2 - Minimum Lot Size and Design be amended to reflect this exemption for rural subdivision as per the Regulation. It is suggested that a size limit could be set at a maximum of 2ha this limiting its application to those unique small parcels of land that are superfluous to the needs of a property and as such would not affect rural farming by minimising loss of land for agricultural production. It is contended that such a measure would only affect only a handful of properties in the region and would therefore unlikely set an unwanted precedent. The submitter outlines the situation which applies to his own land:</p> <ul style="list-style-type: none"> • Lot 6 on RP205155 is a working olive grove of approximately 2000 trees, a thriving tourist facility and processing shed. A small portion of the block - approximately 2ha is cut off from the main block by Boonah-Rathdowney Road and comprises less than 3% of the total area of the lot; • The small area is superfluous to the owner's needs and they have neither the time nor the desire to maintain it; • The lower section of the property is subject to occasional flooding and a modern dwelling has recently been constructed on the site (lived in by owner's parents) and hundreds of trees have been planted. 	<p>Having regard to the number of lots in the region severed by road reserve created prior to 2006 and the need to ensure that the outcomes sought for the Rural Zone are achieved, careful consideration of any potential subdivision policy under these circumstances is required. Further consideration of this policy is out of scope of the initial version of the draft Planning Scheme. Accordingly, no change to the rural subdivision policy is proposed in response to the submissions.</p>			

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
					
<p>PLSS18/000290</p>	<p>The submission presents a case for a Bremer River Dam in the Mount Walker area to assist in flood mitigation and provide water security. New development in the Mount Walker area could occur to complement the dam development and provide an eco-rural environment with careful planning.</p> <p><i>Flood Mitigation</i></p> <p>The Bremer River has contributed to a number of floods, particularly in 1974, 1991 and 2011 and a dam on the Bremer River near Mt Walker has been proposed over the decades. The submission advises that in 1981, a seismic refraction survey was undertaken and a Restricted Area (RA111) was set aside for a dam site under the Mineral Resources Act 1989.</p> <p>A prefeasibility investigation report was prepared, including dam design plans, and delivered by the Department of Energy and Water Supply in 2014. The submission provides excerpt information on the location of the proposed dam and its water capacity footprint. Additional benefits would include mining and selling of coal from under the dam footprint to help pay for its construction and also increase the capacity of the dam. Even without the mining, the submission proposes that flood mitigation alone is a good enough reason for the dam to be constructed.</p> <p><i>Water supply and Security</i></p> <p>In addition to flood mitigation, the security of water supply is becoming increasingly important. The agricultural production already established in the area uses underground irrigation on some farms. The dam footprint would cover some of this land, however it is expected that the quantity stored in the proposed dam will allow even more farmland to become available with an expanded irrigation system which has potential to significantly increase the economic value of the area.</p>	<p><i>Establishment of Dam for Water Security and Dam Mitigation</i></p> <p>There has been no requirement from the Queensland government to provide an additional dam for flood mitigation and water security. The planning and delivery of such infrastructure is the role of the State government and does not represent a matter that can be addressed by the draft Planning Scheme.</p> <p><i>Creation of Additional Lots in Rural Areas</i></p> <p>Please refer to the Analysis and Recommendation for PLSS18/000004.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

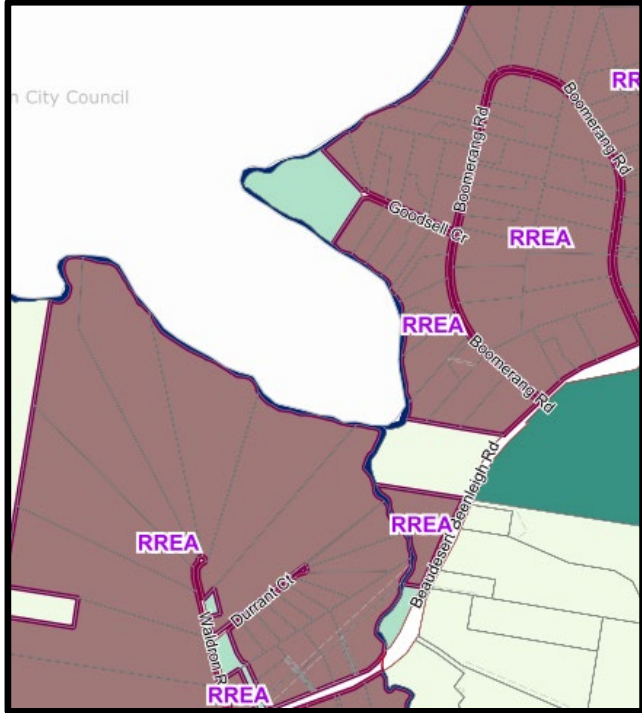
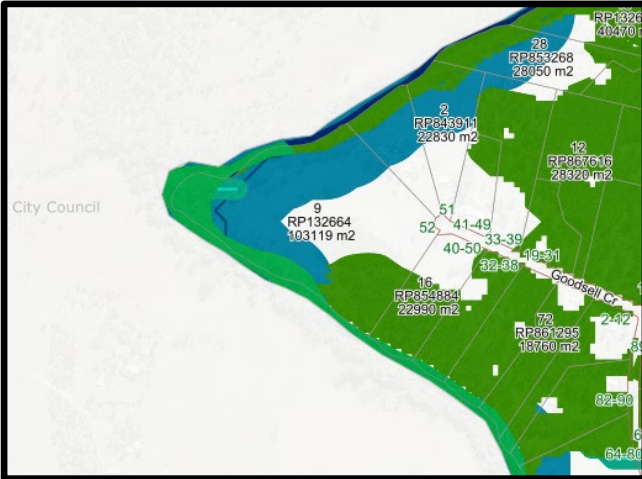
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p><i>Zoning of the Planning Scheme</i></p> <p>The submission suggests that the only remaining growth corridor in South East Queensland is through the Scenic Rim region and that development estates near to Mt Walker are experiencing development at accelerated growth with the fastest annual growth being recorded for Ipswich. Mt Walker is ideally situated for future development with the Bremer River as a focal point of the community.</p> <p>The key grounds to support a dam at this location are:</p> <ul style="list-style-type: none"> • There is good access to the area from Ipswich via state-controlled Rosewood-Warrill View Road; • The potential for a dam in this area on the Bremer River catchment has been explored in the past; • It has been suggested previously in 2011 that mining and selling the coal from underneath the dam footprint would help pay for its construction; • A dam will enable more land to have access to irrigation and potentially significantly increase the economic value of the area; • Mt Walker is ideally situated for future development, in balance with its important role in providing agricultural land; • Development in the area could present an attractive opportunity to live in an eco-rural environment while maintaining the needs of a modern community with access to hospitals, university, aged care, recreation facilities. 				

4. Tamborine Investigation Area and Passive Recreation Precinct

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?	
PLSS18/000029 PLSS18/000047 PLSS18/000048 PLSS18/000052 PLSS18/000058 PLSS18/000071 PLSS18/000073 PLSS18/000074 PLSS18/000077 PLSS18/000078 PLSS18/000079 PLSS18/000080 PLSS18/000093 PLSS18/000095 PLSS18/000096 PLSS18/000097 PLSS18/000099 PLSS18/000107 PLSS18/000108 PLSS18/000115 PLSS18/000116 PLSS18/000117 PLSS18/000119 PLSS18/000118 PLSS18/000122 PLSS18/000123 PLSS18/000125 PLSS18/000127 PLSS18/000128 PLSS18/000129 PLSS18/000130 PLSS18/000131 PLSS18/000133 PLSS18/000137 PLSS18/000138 PLSS18/000150 PLSS18/000159 PLSS18/000160 PLSS18/000162 PLSS18/000168 PLSS18/000171 PLSS18/000172 PLSS18/000173 PLSS18/000181 PLSS18/000185 PLSS18/000186 PLSS18/000187 PLSS18/000189 PLSS18/000190 PLSS18/000196 PLSS18/000205 PLSS18/000215 PLSS18/000216 PLSS18/000217	<p>PLSS18/000324 PLSS18/000325 PLSS18/000326 PLSS18/000327 PLSS18/000328 PLSS18/000330 PLSS18/000331 PLSS18/000332 PLSS18/000333 PLSS18/000334 PLSS18/000336 PLSS18/000340 PLSS18/000341 PLSS18/000342 PLSS18/000343 PLSS18/000344 PLSS18/000345 PLSS18/000346 PLSS18/000347 PLSS18/000348 PLSS18/000349 PLSS18/000350 PLSS18/000351 PLSS18/000352 PLSS18/000353 PLSS18/000354 PLSS18/000355 PLSS18/000356 PLSS18/000357 PLSS18/000358 PLSS18/000359 PLSS18/000360 PLSS18/000361 PLSS18/000362 PLSS18/000363 PLSS18/000364 PLSS18/000365 PLSS18/000366 PLSS18/000367 PLSS18/000368 PLSS18/000369 PLSS18/000370 PLSS18/000371 PLSS18/000372 PLSS18/000373 PLSS18/000374 PLSS18/000375 PLSS18/000376 PLSS18/000377 PLSS18/000378 PLSS18/000379 PLSS18/000380 PLSS18/000381 PLSS18/000382 PLSS18/000383</p> <p>PLSS18/000440 PLSS18/000441 PLSS18/000442 PLSS18/000443 PLSS18/000444 PLSS18/000445 PLSS18/000446 PLSS18/000447 PLSS18/000448 PLSS18/000449 PLSS18/000450 PLSS18/000451 PLSS18/000452 PLSS18/000453 PLSS18/000454 PLSS18/000455 PLSS18/000456 PLSS18/000457 PLSS18/000458 PLSS18/000459 PLSS18/000460 PLSS18/000461 PLSS18/000462 PLSS18/000463 PLSS18/000464 PLSS18/000465 PLSS18/000466 PLSS18/000467 PLSS18/000468 PLSS18/000469 PLSS18/000470 PLSS18/000471 PLSS18/000472 PLSS18/000473 PLSS18/000474 PLSS18/000475 PLSS18/000476 PLSS18/000477 PLSS18/000478 PLSS18/000479 PLSS18/000480 PLSS18/000481 PLSS18/000482 PLSS18/000483 PLSS18/000484 PLSS18/000485 PLSS18/000486 PLSS18/000487 PLSS18/000489 PLSS18/000491 PLSS18/000492 PLSS18/000494 PLSS18/000495 PLSS18/000496 PLSS18/000497</p>	<p>A total of 290 submissions were submitted by residents and property owners in the Tamborine area and neighbouring suburbs both in and outside the local government area, including Tamborine Mountain, Cedar Creek, Luscombe and Wolffdene. The majority of these submissions were provided in a proforma-style, while some raised similar matters in a separate format, or only focussed on one aspect of the combined issues raised.</p> <p>The issues raised in regard to development at Tamborine are outlined as follows:</p> <ol style="list-style-type: none"> Concerns are raised that the draft Planning Scheme is incomplete due to references throughout the document to 'insert details' (i.e. commencement date of planning scheme, confirmation from the Minister what State Planning Provisions have been reflected in the draft Planning Scheme, inclusion of the LGIP, gazettal date for mapping). In regard to the Tamborine Investigation Area identified on Strategic Framework mapping and within the Strategic Intent, concerns were raised regarding the potential implications of subdivision on biodiversity and climate change, and it is requested that Tamborine remain a low density residential area and that consideration be given to the chosen lifestyle amenity of current residents. Concerns are raised regarding the description of Tamborine in the Strategic Vision in that the draft description is considered to be limiting and inadequate. The following alternative description for Tamborine is provided for consideration: <p><i>Tamborine</i> A peaceful, picturesque rural residential area located at the base of Tamborine Mountain, Tamborine stands as the northern gateway to the Mountain for residents and tourists alike. With such a close connection, Tamborine provides habitats for a variety of important species of wildlife (including the rapidly disappearing koala), corridors for essential wildlife movement and a rural lifestyle amenity that supports a range of activities, including trail riding and a well patronised pony club with a celebrated cross-country circuit. Visitors to Tamborine can enjoy motel, home and farm stay accommodations, the local Albert River Winery, Cedar Creek Falls, Tamborine National Park walks, hot air ballooning, local markets, cycling and the iconic Bearded Dragon Hotel wildlife shows and markets - and then there's everything the Tamborine Mountain top has to offer a stone's throw away.</p> 	<p>The following response is provided for the key matters raised in the submissions:</p> <ol style="list-style-type: none"> Certain components of the draft Planning Scheme cannot be completed until such time that the Minister approves the planning scheme and that it commences, or are subject to a separate plan making process (i.e. LGIP). These sections include: <ol style="list-style-type: none"> <i>Citation and commencement</i>; <i>Part 2 – State Planning Provisions</i>, which include those aspects of the State Planning Policy and Regional Plan identified by the Minister as being reflected in the planning scheme. This information is forthcoming from the Minister at the time that notice is given to Council to adopt the draft Planning Scheme; <i>Part 4 and Schedule 3 – The Local Government Infrastructure Plan</i> has been omitted from the draft Planning Scheme as it was subject to a separate plan making process and commenced in 2018. This separate plan making process was subject to community consultation. The current LGIP will form part of the Scenic Rim Planning Scheme on its commencement; <i>Schedule 2 Mapping</i>, which requires the insertion of the gazettal date for all maps included in the planning scheme; <i>Schedule 4 Notations required under the Planning Act 2016</i>, which includes tables to be completed whilst the planning scheme is in operation (i.e. identification of infrastructure charges resolution that applies to the operation of the planning scheme, notation of decisions affecting the planning scheme etc.). The policy of the draft Planning Scheme requires that an investigation of the Tamborine Rural Living Area be undertaken prior to considering any potential rural residential re-subdivision opportunities (please refer to <i>Strategic Framework, Section 3.4.1 Strategic Intent - Investigation Areas</i>). This investigation will include an analysis of constraints and values such as natural hazards and biodiversity. Until such time that an investigation is undertaken, and the outcomes of the investigation identify any potential re-subdivision opportunities exist, the draft Planning Scheme seeks to uphold the current planning policy in not supporting the creation of any additional lots. It is not proposed to amend the draft Planning Scheme to support or prohibit potential rural residential re-subdivision opportunities in the absence of considered land use planning policy. 	No	<ol style="list-style-type: none"> No change; Include minor amendments to the wording of the the Tamborine Investigation Area in Section 3.4.1 for clarity and transparency; Include a separate description for Tamborine in the Strategic Vision of the Strategic Framework; No change; No change, however information on flora and fauna species to be forwarded to the Health, Building and Environment Department - Environmental Policy. Retain the current policy of the Vegetation Management Area of the Nature Conservation Overlay from the <i>Beaudesert Shire Planning Scheme 2007</i> as an interim solution to protect native vegetation that is not mapped (subject to exempt 	Yes

Submission ID			Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000221 PLSS18/000222 PLSS18/000227 PLSS18/000228 PLSS18/000232 PLSS18/000234 PLSS18/000235 PLSS18/000241 PLSS18/000242 PLSS18/000259 PLSS18/000260 PLSS18/000262 <u>PLSS18/000263</u> PLSS18/000265 PLSS18/000268 PLSS18/000270 PLSS18/000274 PLSS18/000275 PLSS18/000276 PLSS18/000279 PLSS18/000291 PLSS18/000293 PLSS18/000295 PLSS18/000296 PLSS18/000297 PLSS18/000299 PLSS18/000301 PLSS18/000302 PLSS18/000304 PLSS18/000305 PLSS18/000306 PLSS18/000307 PLSS18/000308 PLSS18/000309 PLSS18/000311 PLSS18/000312 PLSS18/000313 PLSS18/000315 PLSS18/000316 PLSS18/000317 PLSS18/000320 PLSS18/000323	PLSS18/000384 PLSS18/000385 PLSS18/000386 PLSS18/000387 PLSS18/000388 PLSS18/000389 PLSS18/000390 PLSS18/000391 PLSS18/000392 PLSS18/000393 PLSS18/000406 PLSS18/000409 PLSS18/000410 PLSS18/000411 PLSS18/000412 PLSS18/000413 PLSS18/000414 PLSS18/000415 PLSS18/000416 PLSS18/000417 PLSS18/000418 PLSS18/000419 PLSS18/000420 PLSS18/000421 PLSS18/000422 PLSS18/000423 PLSS18/000424 PLSS18/000425 PLSS18/000426 PLSS18/000427 PLSS18/000428 PLSS18/000429 PLSS18/000430 PLSS18/000431 PLSS18/000432 PLSS18/000433 PLSS18/000434 PLSS18/000435 PLSS18/000436 PLSS18/000437 PLSS18/000438 PLSS18/000439	PLSS18/000498 PLSS18/000499 PLSS18/000502 PLSS18/000503 PLSS18/000504 PLSS18/000505 PLSS18/000506 PLSS18/000508 PLSS18/000509 PLSS18/000511 PLSS18/000513 PLSS18/000515 PLSS18/000517 PLSS18/000519 PLSS18/000520 PLSS18/000521 PLSS18/000522 PLSS18/000523 PLSS18/000524 PLSS18/000525 PLSS18/000526 PLSS18/000527 PLSS18/000528 PLSS18/000529 PLSS18/000530 PLSS18/000532 PLSS18/000533 PLSS18/000550 PLSS18/000551 PLSS18/000552 PLSS18/000553 PLSS18/000554 PLSS18/000555 PLSS18/000556 PLSS18/000557 PLSS18/000558 PLSS18/000561 PLSS18/000562 PLSS18/000563 PLSS18/000564 PLSS18/000565	<p>4. Concerns are raised in regard to the impacts of freight corridor movements along the State-controlled road networks in the vicinity of Tamborine, being Beaudesert-Beenleigh and Waterford-Tamborine Roads. Specific concerns include:</p> <ol style="list-style-type: none"> impacts on rural residential lifestyle and amenity as a result of emissions (i.e. light, noise, vibration, air particulates); impacts on environmental values such as wildlife populations; safety hazard concerns as a result of potential conflict between heavy vehicle, and local traffic and pedestrian movements; speed limits along Beenleigh-Beaudesert Road; and an alternative freight transport route from the Bromelton to the Gold Coast is sought, and a reduction in the speed limit in the vicinity of the residential areas of Tamborine. <p>5. Concerns are raised regarding the impact of encroaching development in Logan, Gold Coast and Scenic Rim on Luscombe and adjacent areas in terms of local infrastructure, residential amenity and wildlife in particular displaced Koala populations. The submission requests the protection of the Koala from being displaced and seeks that the planning scheme reflect the recommendations of the Queensland Koala Panel and that the freight vehicles be recognised as a significant threat to Koala populations. In this regard, the following actions are requested:</p> <ol style="list-style-type: none"> a strategic and coordinated approach to koala conservation; Koala habitat is protected; strategic and landscape scale koala habitat restoration; coordinated threat reduction and population management; strong community partnerships and engagement; and targeted mapping, monitoring, research and reporting. <p>6. A number of submissions also seek a footpath from the Riemore estate to the Tamborine village centre.</p> <p>7. A number of submissions focussed on concerns and suggestions for improvements to the planning scheme in relation to the protection of areas for passive recreation (focussed on Swan Park at Tamborine) and were supported by several attachments:</p> <ul style="list-style-type: none"> Koala Habitat Atlas Categories; Regulated Vegetation Management Map; Vegetation Management Report; DATSIP Significant Aboriginal Cultural & Heritage Values Register; and Images of Goodsell Crescent and Boomerang Road. <p>Objection is expressed to the new assessment levels of the precinct zones and codes as not being equivalent and less than the current scheme. For example, the majority of 'Passive Recreation' precincts are proposed to change to 'Recreation & Open Space' zone. An extract from Queensland Planning</p>	<p>It should be noted that any investigation would involve extensive consultation with the local community during the initial planning and visioning stage, as well as consultation on any proposed planning scheme amendments.</p> <p>Minor amendments to the wording of the Tamborine Investigation Area in Section 3.4.1 of the Strategic Framework for clarity and transparency of the investigation are proposed, including outlining additional matters to be considered in the investigation and highlighting the importance of community engagement in the process. It is proposed to highlight that the draft Planning Scheme does not support rural residential re-subdivision in the interim.</p> <p>No detailed process or timing is proposed to be included in the draft Planning Scheme as there is currently no endorsed policy position to be incorporated.</p> <p>3. It is recognised that a separate description of Tamborine in the Strategic Vision be included in recognition of the unique values of the place and its strong community identity. It is recommended that a standalone description of Tamborine be included in the Strategic Vision of the Strategic Framework adapted from the description provided in the submissions.</p> <p>4. Beenleigh-Beaudesert Road and Waterford-Tamborine Road form part of the State-controlled road network and consequently, Council's planning scheme does not incorporate any forward planning of this network. The State government is responsible for the planning, design and ongoing management of the State-controlled road network, however, the current and planned function of the State-controlled road network will be considered in the future investigation area to be undertaken for Tamborine Village. The State government will receive a copy of Council's consultation report and the subsequently, the range of matters raised in the submissions received.</p> <p>5. The concerns regarding the available Matters of Local Environmental Significance mapping for Tamborine and the assertion that the overlay mapping does not align with other available mapping is noted. Further refinement of the mapping that informs the Environmental Significance Overlay is outside the scope of the initial version of the draft Scenic Rim Planning Scheme. However, refinement of the planning</p>		<p>clearing definition).</p> <p>6. No change;</p> <p>7. Include a Passive Recreation Precinct within the Recreation and Open Space Zone with the intent similar to that currently provided in the <i>Beaudesert Shire Planning Scheme, 2007</i>.</p>	

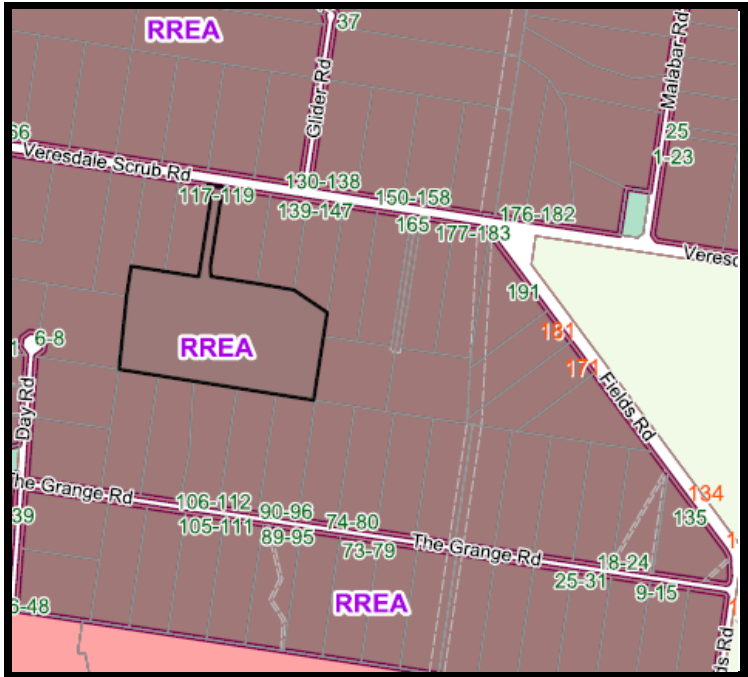
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	<p>Provisions (superseded) is included in the submissions and reference made to Queensland Koala Expert Panel Report. It is requested that Council review the zoning of currently zoned 'Passive Recreation' Precincts and recognise the environmental and biodiversity values and intended land uses by zoning the precinct or zone as "conservation" under the "environmental management and conservation zone".</p> <p>The submissions also raise concerns about the protection of environmental values of Swan Park, and note that discrepancies exist between Local and State Government in mapping overlays on certain land that strategically protect wildlife and rural lifestyle values. The submissions suggest that Swan Park should have a precinct for Prohibited Use Koala Habitat and identifies flooding, suggesting a Flood Land Overlay and Landslide Hazard and Steep Slope Overlay; a Landscape Character Overlay and Restricted Use Precinct for Road Safety. Various flora & fauna species have been sighted on Swan Park by the submitters, including birds, reptiles, mammals, native wildlife and number of fishes.</p> <p>Further, the submissions object to any development at Swan Park for an equestrian facility due to narrow access roads, street parking, soil stability and potential for impacts on wildlife, the potential for noise, dust and traffic generation and impacts on their adjacent residential property.</p> <p>Finally, an account of the Ex Tropical Cyclone Debbie event and the impacts of the flood event on Swan Park and nearby residential properties is provided and the submissions note that following the event, an investigation of indigenous cultural heritage items of the site was undertaken and revealed a number of finds across the site.</p>	<p>scheme's environmental policy may occur in the future should further studies be commissioned.</p> <p>The concerns raised regarding how the policy surrounding Koala protection is achieved are addressed through the overlay mapping and the provisions of the Environmental Significance Overlay Code, which seeks that <i>'development protects and enhances State Significant Species, Koala Habitat and locally significant species and their habitat'</i>. Acceptable Outcome 1.1 of the Overlay Code requires that:</p> <ul style="list-style-type: none"> • Development has no impact on the relevant environmental values of Matters of State and/or Local Environmental Significance; or • Demonstrates that the development site does not contain any MSES and/or MLES; or • Demonstrates that development is located, designed and operated to mitigate adverse impacts on the relevant environmental values of MSES and/or MLES. <p>An Ecological Assessment Report prepared in accordance with <i>Planning Scheme Policy 5 – Ecological Assessment</i> is required to be submitted with a development application to demonstrate compliance with the above provision.</p> <p>In relation to the Matters of Local Environmental Significance, changes to the Core Corridor; and Koala Habitat data and mapping, is outside the scope of the draft Planning Scheme review. Any update of MLES, including the Koala Habitat mapping, will require a future body of work to be undertaken. Notwithstanding, in the absence of any further detailed region-wide biodiversity policy at this current time, it is proposed to retain the current policy of the Vegetation Management Area from the <i>Beaudesert Shire Planning Scheme 2007</i> as an interim solution to protect native vegetation that is not mapped or subject to <i>exempt clearing</i> provisions.</p> <p>6. The request for a footpath from the Riemore estate to Tamborine Village is out of scope of the draft Planning Scheme, however, it has been forwarded to Council's Asset and Environmental Sustainability Section for consideration.</p> <p>7. Swan Park is located at the end of Goodsell Crescent, off Boomerang Road, Tamborine and is a large (10 hectare) Council owned freehold park on the Albert River. There are 11 overlay maps triggered in the draft scheme including Matters of State Environmental Significance Category A or B vegetation, a Queensland waterway (Albert River)</p>			

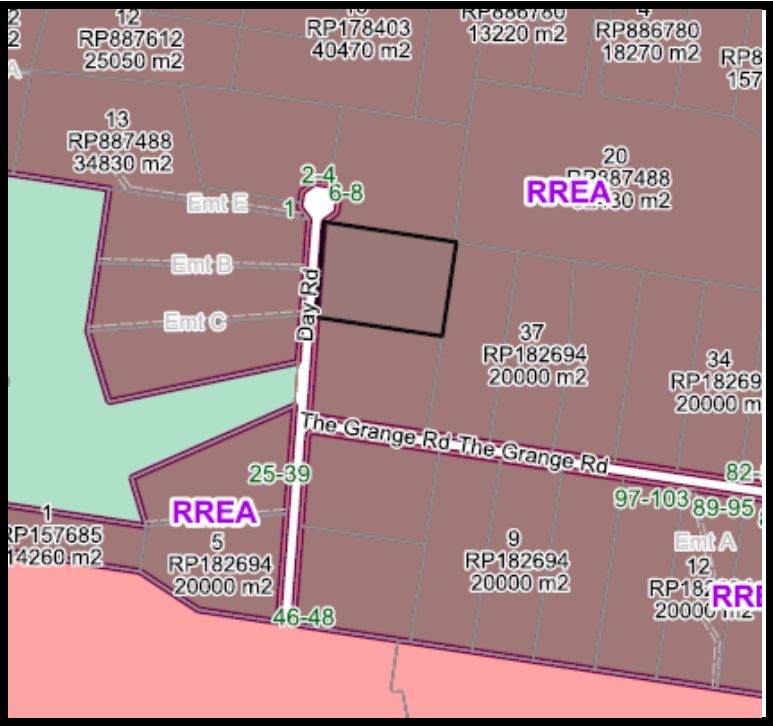
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		<p>for water barrier works and located within the Water Resource Planning Area of the Logan and catchment. It is located in the MLES - Koala Habitat and MSES – State Significant Species overlay mapping. A small section of the site is contained in a Bushfire Hazard Area. The proposed zoning within the draft Planning Scheme enables facilities and infrastructure to support the recreation and open space uses such <i>Animal husbandry</i>, a <i>Club</i> (subject to requirements), <i>Cropping</i>, <i>Indoor sport and recreation</i> (involving only minor building work), a <i>Market</i> (up to two times a month), <i>Outdoor sport and recreation</i> (involving Sporting fields, subject to requirements), a <i>Permanent planation</i>, <i>Substation</i> and <i>Utility installation</i>.</p>  <p>Map a. Swan Park zoning</p> 			

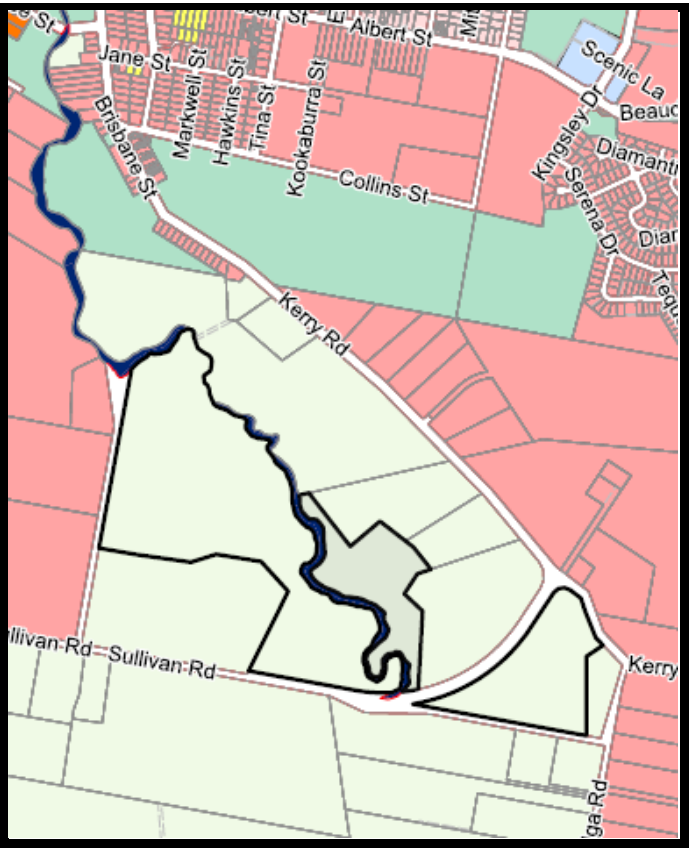
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		<p><i>Map b. Swan Park Overlays triggered: 4A (regulated vegetation); 4B (Waterway 4B; Core Corridor); 4E (Stream orders 2 and 5-7 and associated Buffer areas)</i></p> <p>The submissions raise concerns that the zoning will enable inappropriate development and impact environmental and cultural values. They suggest that a passive recreation zone or precinct is more appropriate. In response, it is proposed to include a passive recreation precinct within the Recreation and Open Space Zone with the intent similar to that currently provided in the <i>Beaudesert Shire Planning Scheme 2007</i>, which is as follows:</p> <p><i>Development within the Passive Recreation Precinct is characterised by informal or non-organised forms of recreational activity and generally includes activity within open space and recreation reserve areas such as picnics, dog walking, strolling, 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.</i></p> <p>It is proposed to include Swan Park, Fred Bucholz Park and Sundown Court Park in Tamborine in the new precinct with a possibility to include further land in this precinct when the planning intent for recreational land in the region is established.</p> <p>In addition to Council’s consideration of a new <i>Passive Recreation Precinct</i>, should any further policy work be undertaken to refine Matters of Local Environmental Significance for incorporation in the Environmental Significance Overlay, such refined policy will inform a future amendment to the draft Planning Scheme.</p> <p>Additionally, Council will incorporate verified mapping from State government as it becomes available and where it is relevant to the Scenic Rim regional area. Future changes to the planning scheme including mapping will however require a formal amendment process.</p> <p>The observation of additional species at Swan Park has been noted and forwarded to the relevant department in Council for its ongoing environmental work and maintenance. Council is appreciative of the provision of this information.</p> <p>The concerns regarding the previously proposed development for an equestrian facility, lie outside the scope of the draft Planning Scheme, as do concerns regarding other historical uses of Swan</p>			

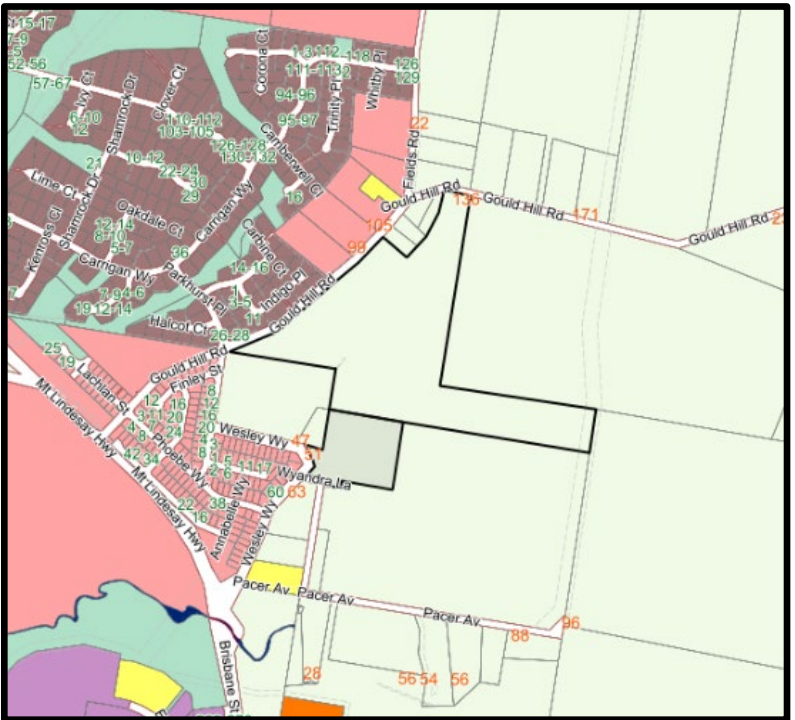
Submission ID			Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
				<p>Park, access from and the use of Goodsell Crescent.</p> <p>The submitters' accounts of information regarding the impact of Ex Tropical Cyclone Debbie at Swan Park are noted. This information has been forwarded to the relevant department in council. Council is appreciative of the provision of this information.</p> <p>The information regarding Cultural Heritage at Swan Park is noted. The Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) are the custodians of the relevant legislation and the cultural heritage database (which is not publicly available information). Land owners have a Duty of Care when proposing to undertake development on their land and are required to seek advice from DATSIP prior to undertaking development.</p>			

5. Beaudesert Investigation Area under Strategic Framework

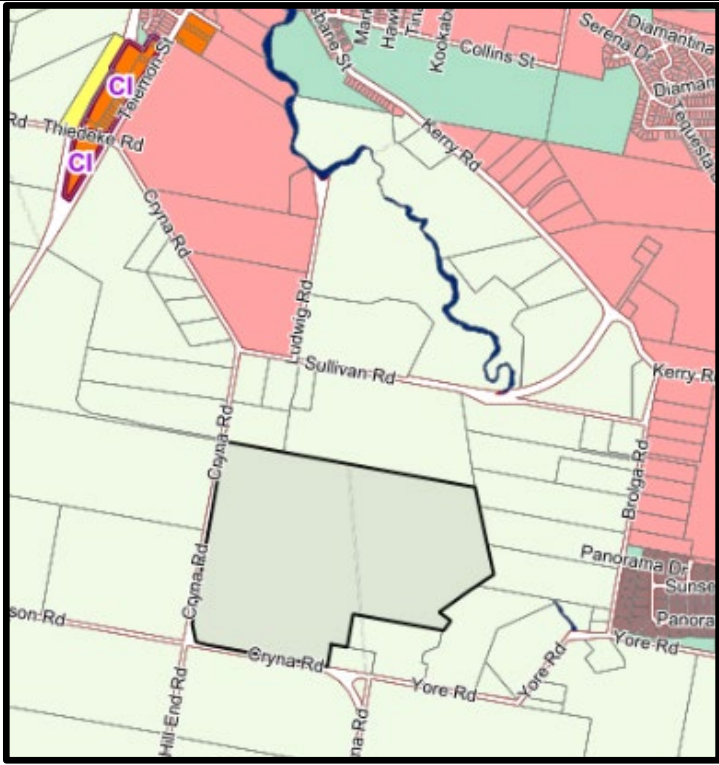
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000100	<p>The submission requests that Lot 20 on RP887488 at 117-119 Veresdale Scrub Road, Gleneagle be included within the 1ha minimum lot size area on Overlay 13 - Minimum Lot Sizes. The submission also included a petition from local land owners in support of the request, which acknowledged that a development application would be required for the proposed subdivision.</p>  <p>The submission identifies that the planning scheme does not provide a clear planning framework or assessment benchmarks for a future development application for subdivision. The submission notes that the following key matters demonstrate the suitability of the site for subdivision for rural residential purposes:</p> <ul style="list-style-type: none"> • Designation of the subject land within the Urban Footprint under the SEQ Regional Plan; • Rural character and local amenity; and • Land is characterised by limited constraint <p>A further description of each of these key matters is outlined below.</p> <p>SEQ Regional Plan</p> <p>The submission notes that the land's designation under the SEQ Regional Plan identifies that it is suitable for sustainable growth and urban uplift and importantly, removes the subdivision prohibitions that previously restricted a development application for subdivision being made to Council. The site is one of the expansion areas identified in the SEQ Regional Plan as being required for up to 16,000 new dwellings in the Scenic Rim region over the next 20 years and provides an opportunity to meet the goals and outcomes sought by the SEQ Regional Plan.</p> <p>Rural Character and Local Amenity</p> <p>The submission provides a table that identifies the subject site amongst other existing rural residential lots in the area. The submission notes that all lots have detached dwellings and have an average area of 18,800m² with a number of smaller</p>	<p>The submission's request to include the land in the 1ha Minimum Area on Overlay Map 13 - Minimum Lot Size is noted.</p> <p>The land is included in the Urban Footprint in the current SEQ Regional Plan, which commenced in August 2017. In recognition of its inclusion in the Urban Footprint, the land was identified as an Investigation Area under the Strategic Framework of the draft Planning Scheme (i.e. 'Strategic Framework Map SFM-01: Communities and Character') and recognises that the land may have the potential to accommodate future residential growth opportunities.</p> <p>The development intent of the Beaudesert Investigation Area under the Strategic Framework is outlined below.</p> <p><i>"The Investigation Area identified for Beaudesert represents future urban expansion areas. Development of this land for urban residential purposes will not occur during the life of the Planning Scheme as an adequate supply of urban zoned land to accommodate expected growth in Beaudesert in excess of fifteen years has been provided. In the interim, the Beaudesert Investigation Area will maintain its current semi-rural character and setting".</i></p> <p>Other key policy applicable to Investigation Areas include:</p> <ul style="list-style-type: none"> • not all land in an Investigation Area is suitable for its intended development having regard to the presence of environmental values and development constraints; and • the development of land in an Investigation Area will not occur until such time that a planning study has been undertaken for the land's intended purpose and the outcomes of the study have been reflected in the Planning Scheme. The study is required to consider: <ul style="list-style-type: none"> ➢ development timing having regard to population growth and residential land availability in the region; ➢ how the development of the locality will occur as a whole to ensure that an integrated development pattern is achieved as opposed to the master planning of individual sites and their neighbouring properties; ➢ the ability to efficiently deliver any future communities with the necessary infrastructure and services so as not to financially burden both state and local government; ➢ and other planning matters relevant to the land including (but not limited to) Matters of State and Local Environmental Significance, separation to Key Resource Areas, proximity to existing intensive rural uses and Rural Areas and natural hazards. <p>Having regard to the intent of the Investigation Area designation coupled with the recognition that further planning studies led by Council need to be undertaken to determine the future intent of the land, no change to the draft Planning Scheme to enable further subdivision at this location is proposed in response to the matters raised in the submission.</p>	No	No change.	N/A

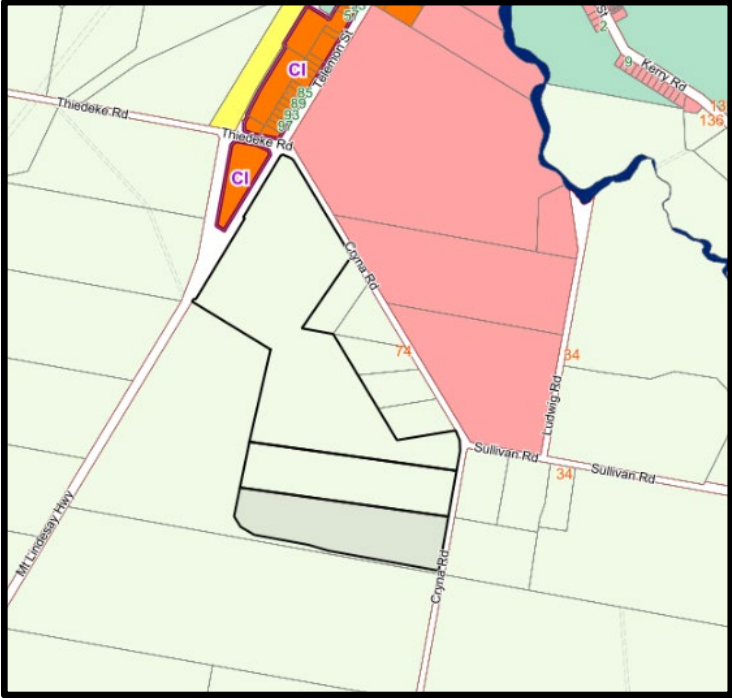
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>lots down to 13,000m². The submission notes that the subject lot represents the last large lot parcel within this pocket of rural residential area. The subdivision of the land would allow 5 to 7 lots to be created, which would be compatible with the lot sizes in the immediate area. The existing access handle is proposed to be used in accordance with the Reconfiguring a Lot Code and will provide adequate space for services. The submission notes that the streetscape would be maintained as the new lots would be located behind the existing lots that have established vegetation and existing dwellings.</p> <p><i>Minimal Site Constraints</i></p> <p>The submission notes that the land is characterised by potential bushfire and water course overlay mapping under the draft Planning Scheme. However, it is submitted that both constraints can be appropriately addressed without the need for major works or "out of the box performance solutions". There are no other State related constraints present and the minimal slope of the land can facilitate dwelling pads and access arrangements.</p>				
<p>PLSS18/000254</p>	<p>The submission requests the ability under the draft Planning Scheme to subdivide Lot 40 on RP182694, 10-14 Day Road, Gleneagle to create a new lot of approximately 8,000m² to build a low-set house suitable for older persons in retirement. The current house is two storeys and the owners won't be able to move away or live in a unit. The submission notes that the government is seeking elderly people to live in their own homes longer and the ability to subdivide and built a suitable house would achieve this policy.</p> 				
<p>PLSS18/000223</p>	<p>The submission is made in relation to Lot 22 on SP301784, 278 Kerry Road, Beaudesert, which is proposed to be included in the Rural Zone and the Beaudesert Investigation Area for future urban expansion as shown on <i>Strategic Framework Map SFM-01 - Communities and Character</i> of the draft Planning Scheme. The</p>	<p>The submission's request to include the land in the Urban Area designation under the Strategic Framework, Low-medium Density Residential Zone and as a Master Plan Area under the Master Plan Overlay is noted.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>submission notes the inclusion of the land in the Urban Footprint under the SEQ Regional Plan.</p>  <p>The submission contends that the site be included in the Low-medium Density Residential (LMDR) Zone based on the below reasoning.</p> <ul style="list-style-type: none"> • The land is adjacent to the Spring Creek/'Boystown' residential estate development, which is included in the LMDR Zone and is close to town; • The Spring Creek/'Boystown' residential estate is likely to occur in the near future prior to development along Kerry Road; • Orderly expansion of infrastructure to service the site can readily occur as opposed to opening up a new development front; • The land has been identified by the adjoining Spring Creek/'Boystown' residential estate development as an important parcel of land in delivering their objective of creating a contiguous link from the 'Spring Creek' development to Beaudesert township via parkland; • The Spring Creek/'Boystown' residential estate development is in an advanced stage of development and the concept has been developed to provide for the expansion of this development to include the subject site. This concept demonstrates how connectivity can be achieved between the developments and to the town centre; • The reticulated water and waste water infrastructure has been designed to include the subject site, with capacity being available to service the land as a priority; • The expansion of residential development on the subject site provides an important opportunity to deliver a green space network and sporting fields for the community; 	<p>The land is included in the Urban Footprint under the current SEQ Regional Plan, which commenced in August 2017. In recognition of its inclusion in the Urban Footprint, the land was identified as an Investigation Area under the Strategic Framework of the draft Planning Scheme (i.e. 'Strategic Framework Map SFM-01: Communities and Character') and recognises that the land may have the potential to accommodate future residential growth opportunities.</p> <p>The development intent of the Beaudesert Investigation Area under the Strategic Framework is outlined below.</p> <p><i>"The Investigation Area identified for Beaudesert represents future urban expansion areas. Development of this land for urban residential purposes will not occur during the life of the Planning Scheme as an adequate supply of urban zoned land to accommodate expected growth in Beaudesert in excess of fifteen years has been provided. In the interim, the Beaudesert Investigation Area will maintain its current semi-rural character and setting".</i></p> <p>Other key policy applicable to Investigation Areas include:</p> <ul style="list-style-type: none"> • not all land in an Investigation Area is suitable for its intended development having regard to the presence of environmental values and development constraints; and • the development of land in an Investigation Area will not occur until such time that a planning study has been undertaken for the land's intended purpose and the outcomes of the study have been reflected in the Planning Scheme. The study is required to consider: <ul style="list-style-type: none"> ➢ development timing having regard to population growth and residential land availability in the region; ➢ how the development of the locality will occur as a whole to ensure that an integrated development pattern is achieved as opposed to the master planning of individual sites and their neighbouring properties; ➢ the ability to efficiently deliver any future communities with the necessary infrastructure and services so as not to financially burden both state and local government; ➢ and other planning matters relevant to the land including (but not limited to) Matters of State and Local Environmental Significance, separation to Key Resource Areas, proximity to existing intensive rural uses and Rural Areas and natural hazards. <p>More than sufficient residential land (i.e. in excess of 15 years as required under the State Planning Policy) has been made available in the draft Planning Scheme for development until the next formal review of the planning scheme.</p> <p>Prior to the development of any new Urban Footprint released under the current SEQ Regional Plan in 2017, studies of these areas are required to be undertaken to not only determine their preferred land use pattern but also to holistically consider growth in the context of the Scenic Rim both at a local and regional level. Having regard to the quantum of land proposed to be included in a residential zoning under the draft Planning Scheme and the region's current rate of growth, the undertaking of any studies by Council of these additional Urban Footprint areas is not proposed to be undertaken in the short term.</p> <p>It should be noted that the land supply of the Beaudesert Urban Footprint under the previous SEQ Regional Plan (i.e. 2031) does not represent a 12 year land supply for Beaudesert. The capacity of the original Beaudesert Urban Footprint represented a longer-term land supply than 2031.</p>			

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> The site's proximity to the urban area will promote the sustainable and cost-efficient delivery of infrastructure and services; Inclusion of the land in the Master Plan Overlay, which triggers the requirement for master planning to be undertaken of greenfield sites, negates the requirement to undertake the planning studies required by the inclusion of the site in the Investigation Area under the draft Strategic Framework; The previous SEQ Regional Plan's Urban Footprint was designed to accommodate the future urban expansion of Beaudesert to 2031. The submission notes that the land required for urban expansion in 12 and not the 15 years has been identified in the draft Planning Scheme. Aligning Council's identified growth areas with that of the regional plan is therefore considered logical. <p>In summary, the submission seeks the inclusion of the site in an:</p> <ul style="list-style-type: none"> Urban Areas designation (as opposed to Investigation Areas) under the draft Strategic Framework; Low-medium Density Residential Zone; Master Plan Overlay, which will enable future studies and planning of the site to occur. 	<p>No changes to the Strategic Framework or the site's zoning is proposed in response to the matters raised in the submission.</p>			
<p>PLSS18/000202</p>	<p>The submission requests the exclusion of Lots 124 and 125 on SP258939, 136 Gould Hill Road and 51 Wesley Way, Beaudesert from the Rural Zone and the Beaudesert Investigation Area for future urban expansion as shown on <i>Strategic Framework Map SFM-01 - Communities and Character</i> of the draft Planning Scheme. The inclusion of the land within the Low-medium Density Residential Zone, Urban Areas strategic designation and the Master Plan Overlay is instead sought.</p>  <p>The justification supporting the inclusion of the land in the Low-medium Density Residential Zone is provided below.</p> <ul style="list-style-type: none"> The land is in close proximity to town. It is opposite land developed for urban residential purposes, which are serviced by necessary infrastructure. 				

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	<p>The site's proximity to serviced land would enable the sustainable and cost effective delivery of all infrastructure and services;</p> <ul style="list-style-type: none"> • The existing sewer main established for the Scenic Rise estate can service the land and does not need to be upgraded; • Land to the west of the site is identified as Master Plan Areas on the draft Planning Scheme Overlay Map 11. The submission notes that the site is suitable for inclusion in the Master Plan Area without compromising the strategic intent of the locality; • The inclusion of the land in the Master Plan Area would provide for the investigation of the development potential of the land through a market driven master planning process, negating the need for such studies to be undertaken as part of the site's inclusion in the Investigation Area; and • The previous SEQ Regional Plan (2009) was designed to accommodate the future urban expansion of Beaudesert with a planning horizon to 2031. The submission notes that there is a need for the area to be developed for urban purposes within approximately 12 years, as opposed to the minimum of 15 years identified in the draft Planning Scheme. The submission considers that aligning Council's identified growth area with that of the current SEQ Regional Plan is logical and not likely to cause any conflict in terms of the sustainable and cost efficient delivery of infrastructure and services. 				
PLSS18/000199	<p>The submission is made in relation to Lot 3 on SP268757, Cryna Road, Cryna, which is proposed to be included in the Rural Zone and the Beaudesert Investigation Area for future urban expansion as shown on <i>Strategic Framework Map SFM-01 - Communities and Character</i> of the draft Planning Scheme. The submission seeks that the land be included in:</p> <ul style="list-style-type: none"> • an Urban Area designation under <i>Strategic Framework Map SFM-01 - Communities and Character</i>; • the Low-medium Density Residential Zone; and • a Master Plan Area in the Master Plan Overlay. 				

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission notes that the inclusion of the land in the Low-medium Density Residential Zone is warranted based on the following:</p> <ul style="list-style-type: none"> • The close proximity of the land to the Spring Creek / Boystown residential development; • The proximity of the land to an urban area, which will provide for the sustainable and cost efficient delivery of infrastructure and services; • The Spring Creek / Boystown development is likely to occur in the immediate future, prior to development in the Kerry Road locality; • Augmentation of infrastructure along Cryna Road can be readily accommodated as an orderly expansion prior to opening development in a new locality; • The land is in proximity to the Master Plan Areas shown in the Master Plan Overlay. The submission notes that the close proximity of the land to these existing Master Plan Areas would enable its readily expansion to include the subject land. The submission further notes that the inclusion of the land in the Master Plan Overlay would achieve the same outcome as the intent of the Investigation Area, which dictates the need for a planning study to determine the land's development potential; • The previous SEQ Regional Plan (2009) was designed to accommodate the future urban expansion of Beaudesert with a planning horizon to 2031. The submission notes that there is a need for the area to be developed for urban purposes within approximately 12 years, as opposed to the minimum of 15 years identified in the draft Planning Scheme. The submission considers that aligning Council's identified growth area with that of the current SEQ Regional Plan is logical and not likely to cause any conflict in terms of the sustainable and cost efficient delivery of infrastructure and services. 				
PLSS18/000214	<p>The submission is made in relation to Lot 101 SP296605 and Lots 15 and 17 SP274352, which is proposed to be included in the Rural Zone and the Beaudesert Investigation Area for future urban expansion as shown on <i>Strategic Framework Map SFM-01 - Communities and Character</i> of the draft Planning Scheme.</p>				

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission seeks that the land be included in:</p> <ul style="list-style-type: none"> • an Urban Area designation under <i>Strategic Framework Map SFM-01 - Communities and Character</i>; • the Low-medium Density Residential Zone; and • a Master Plan Area in the Master Plan Overlay. <p>The submission notes that the inclusion of the land in the Low-medium Density Residential Zone is warranted based on the below reasoning.</p> <ul style="list-style-type: none"> • The land is ideally situated immediately opposite the approved Spring Creek Residential development, which is included in the Low-medium Density Residential Zone and in close proximity to Beaudesert town; • The lands proximity to the existing urban area will provide for the sustainable and cost efficient delivery of all infrastructure and services; • The Spring Creek residential development is likely to occur in the immediate future prior to development commencing in the Kerry Road locality; • Augmentation of infrastructure to the opposite side of Cryna Road can be readily accommodated as an orderly expansion prior to opening development in a new locality; • The land on the northern side of Cryna Road is located in a Master Plan Area in the Master Plan Overlay. This designation could be extended to include the subject site and other land in the southern Urban Footprint of Beaudesert in line with the SEQ Regional Plan's identified growth area. The inclusion of the land in the Master Plan Area would provide for the investigation of the development potential of the land through the master planning process, negating the need for such studies to be undertaken as part of the site's inclusion in the Investigation Area; and • The previous SEQ Regional Plan (2009) was designed to accommodate the future urban expansion of Beaudesert with a planning horizon to 2031. The submission notes that there is a need for the area to be developed for urban purposes within approximately 12 years, as opposed to the minimum of 15 				

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	years identified in the draft Planning Scheme. The submission considers that aligning Council's identified growth area with that of the current SEQ Regional Plan is logical and not likely to cause any conflict in terms of the sustainable and cost efficient delivery of infrastructure and services.				

6. Minimum Lot Sizes in the Low-medium Density Residential Zone and Low Density Residential Zone

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000060	<p>The submission raised the below concerns regarding small lot sizes and high-density housing.</p> <ul style="list-style-type: none"> Small lot sizes and high-density housing in Beaudesert impacts on character, creates potential social issues and contributes to unemployment issues; There is limited availability of infrastructure and services such as public transport; Further congestion of the town centre road network will occur; There will be increased impacts on the natural environment; Potential increase in fire hazard as a result of dwellings in close proximity to each other; Provision of park land does not compensate for back yards for private recreation; and Higher residential densities will impact on the value of existing properties; <p>The submission recommends a minimum lot size of 800m², with side boundary setbacks of 3 metres to allow for access. The creation of a buffer zone to protect existing properties, create habitat for fauna, provide a play area for children and enhance the character of residential developments is sought.</p>	<p><i>Urban Residential Development and Lot Sizes</i></p> <p>The concerns raised in the submissions regarding the increase in subdivision and the provision for smaller residential lots are noted.</p> <p>The population of the Scenic Rim local government area is projected to increase from 41,000 to 62,000 by 2041 under the SEQ Regional Plan. Council is therefore required to plan at least a 15 year residential land supply in its planning scheme to accommodate this projected increase in population.</p> <p>The majority of this projected growth is expected to occur within the urban areas designated for the region under the SEQ Regional Plan, referred to as Urban Footprints. Urban Footprints for the Scenic Rim include Beaudesert, Boonah, Canungra, Kooralbyn, Kalbar, Mount Alford, Harrisville and Peak Crossing. Areas on Tamborine Mountain characterised by an existing urban development pattern are also included in an Urban Footprint.</p> <p>The Urban Footprint represents approximately 2.8% of the land area of the region. Achieving an efficient urban development pattern in our urban areas ensures that the economic, environmental, regional landscape, cultural and social values of our rural areas are protected from encroachment. The retention of these values are critical for agricultural production, maintenance of biodiversity and ecological processes and the sustainable use of natural assets and regional landscapes for tourism and outdoor recreation. As part of the assessment of greenfield residential developments, areas of environmental significance are sought to be retained and incorporated in the design of developments such as through the delivery of park land.</p>	Yes	<ol style="list-style-type: none"> 1. Include additional policy in the planning scheme to ensure the visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts. 2. Amend the policy for <i>Dual occupancy</i> development in the Low-medium Density Residential Zone and the Low Density Residential Zone to ensure that this housing type does not become over-represented in a development resulting in a residential density not envisaged in the zones and that a mix of housing types in a development is achieved. 	Yes
PLSS18/000066	<p>The submission raised the below matters for consideration.</p> <ul style="list-style-type: none"> Concerns regarding minimum lot size of 450m², in particular the inconsistency of the lot size with the character of the rural community, impacts on green space for wildlife and potential creation of social issues; A minimum lot size of 650m² should be applied; Provision of services and activities to engage the youth of the community; Improve the condition of the Mt Lindesay Highway. 	<p>In addition to providing for a sufficient residential land supply, Council is also required to ensure that it provides for a range of housing to meet the diverse and changing needs of its communities both now and in the future. The State Planning Policy, which outlines the State government's interest in land use planning and development, seeks to ensure that local governments facilitate housing that caters for "different households and family types, ages, community needs, lifestyles and incomes". To achieve this outcome Council's planning scheme is required to support a mix of urban lot sizes (including smaller lots) and dwelling types such as detached and attached dwellings, housing for aged care and persons requiring assisted living.</p>			
PLSS18/000067	<p>The submission raised the below matters for consideration.</p> <ul style="list-style-type: none"> Concerns were raised regarding development occurring in the area, in particular adjacent to their residence in Beaudesert; Concerns regarding capacity of transport infrastructure, in particular the adequacy of the transport network; Residents elected to relocate to Beaudesert for its lower density residential environment. 				
PLSS18/000068	<p>The submission does not support high density residential development, and the increase in the number of investment properties and perceived social issues associated with this housing type.</p>	<p>The draft Planning Scheme is proposing a larger urban lot size than that typically expected in urban residential developments in South East Queensland. An average lot size of 700m² is proposed to achieve a residential development pattern that complements the area's regional setting and the rural town origins and character of many of its localities. The below minimum and average lot sizes are proposed for the urban residential zonings of the draft Planning Scheme.</p>			
PLSS18/000070	<p>The submission raises concerns regarding the creation of smaller subdivisions having regard to the following:</p> <ul style="list-style-type: none"> Small business is already in decline in the area; Potential for greater unemployment; Increase in commuters on the rural road network; Increase in the number of children without access to affordable activities in the area. 	<ul style="list-style-type: none"> Low-medium Density Residential Zone - Minimum lot size of 450m², minimum average lot size of 700m²; Low Density Residential Zone - Minimum lot size of 600m², minimum average lot size of 700m². 			
PLSS18/000082	<p>The submission seeks that the smallest allotment size that should be allowed in a rural area such as Beaudesert and the surrounding areas in the Scenic Rim should be 600m².</p>	<p>The Low-medium Density Residential Zone applies to the region's key growth area of Beaudesert and limited areas of Kooralbyn, whilst the Low Density Residential Zone applies to the region's smaller localities such as Boonah, Canungra, Kalbar and Aratula. Whilst provision has been made for a minimum lot size of 450 m² in</p>			

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PLSS18/000092	The submission raises concerns regarding the lot sizes in the Low-medium Density Residential Zone in the draft Planning Scheme and objects to the minimum lot size of 450m ² because it does not provide for a backyard and space between neighbours.	<p>the Low-medium Density Residential zone, it should be noted that the minimum lot size is proposed to be limited to a portion of a development to provide for housing choice. A development will still be required to achieve an average lot size of 700m². The other criteria proposed to apply to this residential type include:</p> <ul style="list-style-type: none"> • Lots below 600m² do not represent more than 15% of the total number of lots in a development; • Lots below 500m² are located within 300 metres of existing or proposed public open space. <p>Compact urban residential development patterns enable the more efficient provision of infrastructure and the delivery of services to communities. More compact residential communities that provide for a mix of lot sizes and dwelling types and that are underpinned by high quality urban design and effective place making principles are able to be serviced more readily, ultimately reducing the long-term costs on the wider community of delivering and maintaining infrastructure. Developments are also required to deliver or augment infrastructure needed to immediately support the residential community such as the local roads and parks and provide a contribution toward the demands placed by the development on the wider local infrastructure network. These contributions are utilised by Council over time to establish or increase the capacity of the local, trunk infrastructure network needed to support population growth. Council's planned trunk infrastructure requirements for the next fifteen years are outlined in the current Local Government Infrastructure Plan.</p> <p>In addition to planning for the population growth expected in the region, the plan making process also reviews the corresponding commercial and industrial land requirements needed to provide for services and employment areas for the projected growth. A review of the assessment levels to facilitate rural employment and home-based business opportunities has also been undertaken.</p> <p><i>Protection of Landscape Character</i></p> <p>A number of submissions raised concerns regarding the potential implications of residential development on amenity and landscape character. Whilst the protection of mapped environmental values under the Environmental Significance Overlay also contributes to achieving landscape amenity outcomes, it also proposed to incorporate policy in the Planning Scheme to protect the landscape amenity afforded by the Birnam Range. The below policy is proposed:</p> <ul style="list-style-type: none"> • <i>Additional Statement in Strategic Framework, Section 3.4 Communities and Character, Section 3.4.1 Strategic Intent, Urban Area</i> <p>The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts.</p> <ul style="list-style-type: none"> • <i>Additional Outcome (12) in Strategic Framework, Section 3.4 Communities and Character, Section 3.4.2 Strategic Outcomes, Element - Urban Areas</i> <p>Residential development does not occur above RL140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres AHD for land north of Beaudesert-Nerang Road to protect the visually sensitive upper slopes of the Birnam Range.</p>			
PLSS18/000094	<p>The submission raised the below matters for consideration.</p> <ul style="list-style-type: none"> • Concerns are held that small lot sizes will have a detrimental effect on the character of Beaudesert as a semi-rural area; • The need for more park land for wildlife and landscape character was identified; • Concerns are held regarding the lack of public transport, unacceptable condition of the Mt Lindesay Highway and lack of local retail choices and employment. 				
PLSS18/000121	The submission raised concerns regarding small lot sizes and does not support residential densities similar to that of Yarrabilba. Lot sizes 1,000m ² or greater is sought in Beaudesert.				
PLSS18/000126	<p>The submission seeks lot sizes 800m² and greater for the following reasons:</p> <ul style="list-style-type: none"> • Lessen potential social issues arising from high density living; • An increased residential density would require provision of more services and put a strain on existing infrastructure; • An increase in population would require the provision of more jobs in an already local jobs market shortage; • Avoid detrimental impact on Beaudesert's rural town character and amenity; • Lessen impacts of fire hazard due to proximity of dwellings and the potential impacts of climate change on the severity of these events; • Avoid reduced backyard sizes, which may result in more time spent inside and potentially healthier lifestyles. 				
PLSS18/000132	<p>The submission seeks a minimum residential lot size of 800m² for the following reasons:</p> <ul style="list-style-type: none"> • Avoid smaller lot sizes that are less expensive and may lead to socio-economic impacts; • Smaller lot sizes will increase the population and require increased infrastructure and services thus placing a strain on existing services; • The higher population will require more jobs where jobs are already in shortage; • The country town aesthetic appeal will be lost if lots are smaller; • Dwellings in close proximity will generate an increased fire hazard, particularly with regard to climate change related intense and destructive fires; and • The loss of a private backyard is detrimental, particularly to family health because there is less space to spend time outside and more time is spent inside. 				
PLSS18/000134	<p>The submission does not support condensed living in Beaudesert and notes that there is no work in Beaudesert for middle income workers, therefore generating a need to travel. At present, all highways leading out of Beaudesert are not designed for large volumes of vehicles and trucks.</p> <p>The submission notes that the Mt Lindesay Highway is already at its limits and there is the potential for more major accidents. High density living has the potential to create social issues due to unemployment and change the demographics of the town. More planning is required to create employment prior to allowing this form of development.</p>				
PLSS18/000135	The submission does not support small lot, high-density housing development in the region for the following reasons:				

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?				
	<ul style="list-style-type: none"> The region is a rural shire and high-density housing is out of character; Transport (including public transport), jobs and infrastructure are not available to support this density; Increased density will lead to further traffic problems; Quality of life will decrease and there will be an increased dependency on government income support in the region; Small lot housing estates attract investors, not long-term residents and families; Council should be promoting large blocks of land and a lifestyle that reflects a rural area; High density development are better suited to metropolitan areas; Residential areas need space for children to play. 	<ul style="list-style-type: none"> <i>Additional Outcome in Low-medium Density Residential Zone Code, 6.2.9.2 Purpose and Overall Outcomes, Under (c) Character</i> <p>Character:</p> <ul style="list-style-type: none"> (i) is predominantly low rise and low-medium density residential environments that enjoy a high level of amenity; (ii) involves limited non-residential activities of a residential scale and appearance; (iii) maintains the visually prominent and sensitive upper slopes of the Birnam Range in Beaudesert in their natural state and protects the ridgeline from development impacts. 							
PLSS18/000167	<p>The submission raises the below matters for consideration.</p> <ul style="list-style-type: none"> The creation of small lots are not supported; Concerns are raised regarding the existing number of Dual occupancies and new development areas in Beaudesert, and multiple housing identified as impacting on the rural town character of Beaudesert; Roads are insufficient in width and further exacerbated by the parking of cars. 	<ul style="list-style-type: none"> <i>Additional Performance and Acceptable Outcome 3 in Low-medium Density Residential Zone Code, Table 6.2.9.3.2 - Assessable Development</i> <table border="1" data-bbox="1344 730 2243 890"> <tr> <td data-bbox="1344 730 1774 890">PO3 The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts.</td> <td data-bbox="1774 730 2243 890">AO3 Development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres for land north of Beaudesert-Nerang Road.</td> </tr> </table>	PO3 The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts.	AO3 Development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres for land north of Beaudesert-Nerang Road.					
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PLSS18/000175	<p>The submission raises the below matters for consideration.</p> <ul style="list-style-type: none"> The planning scheme does not address the socio-economic impacts of small lot housing. The submission seeks that these impacts be addressed; that more provision for park land be made and hold the State government accountable for the delivery of infrastructure if the requirement for smaller lots are being driven by the State; Concerns are raised regarding a number of residential estates in Beaudesert. The submission seeks the enhancement and protection of the region's lifestyle and natural assets valued by the community, which is recommended to be achieved via larger block subdivision that in turns results in a more owner-occupier market and allows for private open space reducing the demands on play grounds; Concerns are raised regarding the policy of the SEQ Regional Plan and State Planning Policy as a basis for justifying smaller lots. Council should represent the desires of rate payers in seeking development outcomes consistent with the values of the community; Requirement that at least fifty percent of construction material for residential development be sourced locally; Improved transport network is needed to support development and economic growth; Encouragement of manufacturing businesses to relocate to the area is sought; Concerns raised regarding the approval of high impact industrial uses along Cryna Road and its potential impact on Urban Footprint land in proximity to this area. 	<p><i>Assessment Levels and Development Requirements Applying to Dual Occupancies</i></p> <p>The concerns raised in a number of submissions regarding the high density of residential developments are noted. In response to these concerns, changes are proposed to the policy applied to Dual occupancies in both the Low-medium Density Residential Zone and the Low Density Residential Zone. The changes seek to ensure that this housing type does not become over-represented in a development resulting in a residential density not envisaged in the zones and that a mix of housing types in a development is achieved. The below changes are proposed to the draft Planning Scheme to achieve this policy outcome.</p> <p>a) <i>Amend the assessment level for Dual occupancy in the Low Density Residential Zone and Low-medium Density Residential Zone as per the below.</i></p> <p><i>Low Density Residential Zone (Where No Precinct Applies)</i></p> <table border="1" data-bbox="1344 1436 2243 1759"> <tr> <td data-bbox="1344 1436 1537 1759">Dual occupancy</td> <td data-bbox="1537 1436 2243 1759"> Accepted subject to requirements If on a lot 800 1000 m² or greater; or and located on a corner lot where each dwelling has access to separate constructed roads on a corner lot 800m² or greater with legal dual road access. Code assessment </td> </tr> <tr> <td></td> <td data-bbox="1878 1499 2243 1608"> Low Density Residential Zone Code Dual Occupancy Code </td> </tr> </table>	Dual occupancy	Accepted subject to requirements If on a lot 800 1000 m ² or greater; or and located on a corner lot where each dwelling has access to separate constructed roads on a corner lot 800m² or greater with legal dual road access. Code assessment		Low Density Residential Zone Code Dual Occupancy Code			
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PLSS18/000183	<p>The submission seeks larger residential lots around the area not smaller lots and indicated that they would not purchase a small 700m² lot.</p>								
PLSS18/000192	<p>The submission raises concerns that development is being approved with lot sizes in the range of 400m². Such lot sizes are not considered to be consistent with the rural and semi-rural character of the area, and infrastructure does not have sufficient capacity to accommodate the increase in housing.</p>								

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?									
PLSS18/000243	The submission seeks that the minimum lot size should be 800m ² and notes traffic and parking issues in Beaudesert due to population increases, lack of retailing, insufficient capacity of schools, need for more parks and recreation space and lack of privacy between neighbouring properties, which may result in increased disputes.	<table border="1"> <tr> <td data-bbox="1338 275 1537 411"></td> <td data-bbox="1552 275 1872 411">If on a lot 1200 700m² or greater</td> <td data-bbox="1887 275 2237 411">Low Density Residential Zone Code Dual Occupancy Code</td> </tr> </table>		If on a lot 1200 700 m ² or greater	Low Density Residential Zone Code Dual Occupancy Code									
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PLSS18/000250	The submission does not support the smaller lot sizes including those down to 450m ² proposed in the draft Planning Scheme and instead seeks larger lots incorporating backyards, which offer better environmental and community health and wellbeing outcomes.	<p><i>Low-medium Density Residential Zone</i></p> <table border="1"> <tr> <td data-bbox="1338 495 1537 558">Dual occupancy</td> <td colspan="2" data-bbox="1552 495 2237 558">Accepted subject to requirements</td> </tr> </table>	Dual occupancy	Accepted subject to requirements										
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PLSS18/000151 PLSS18/000152	<p>The submission seeks that new residential development adjacent to existing residential development (including rural residential) should have a similar lot size, and that the minimum lot size should be at least 800m². The submission also raises concern about the loss of trees and seeks greater environmental protection and provision of park land.</p> <p>The submission also sought further information regarding the omitted details of the draft Planning Scheme.</p> <p>The submission indicates that areas of passive recreation space are not adequately catered for. New precincts are recommended and biodiversity values and overlay codes are suggested to enable the community to access nature, lifestyle and outdoor sport and recreation.</p>	<table border="1"> <tr> <td data-bbox="1338 569 1537 705"></td> <td data-bbox="1552 569 1872 705">If on a lot 800 900 m² or greater and where located on a corner lot where each dwelling has access to separate constructed roads.</td> <td data-bbox="1887 569 2237 705">Low-Medium Density Residential Zone Code Dual Occupancy Code</td> </tr> <tr> <td colspan="3" data-bbox="1338 705 2237 758">Code assessment</td> </tr> <tr> <td data-bbox="1338 758 1537 894"></td> <td data-bbox="1552 758 1872 894">If on a lot 900 700 m² or greater</td> <td data-bbox="1887 758 2237 894">Low-Medium Density Residential Zone Code Dual Occupancy Code</td> </tr> </table>		If on a lot 800 900 m ² or greater and where located on a corner lot where each dwelling has access to separate constructed roads.	Low-Medium Density Residential Zone Code Dual Occupancy Code	Code assessment				If on a lot 900 700 m ² or greater	Low-Medium Density Residential Zone Code Dual Occupancy Code			
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	If on a lot 900 700 m ² or greater	Low-Medium Density Residential Zone Code Dual Occupancy Code												
PLSS18/000233	<p>The submission notes that rural residential subdivisions should be adjoined by residential development incorporating similar residential lot sizes. Smaller residential lot sizes may be appropriate in areas where no existing residential lots are nearby.</p> <p>Concerns are raised in regards to smaller lots include:</p> <ul style="list-style-type: none"> • Encroachment of surrounding residential development (such as Logan and Gold Coast) on Beaudesert impacting on the capacity of local infrastructure such as roads, rural lifestyle and wildlife habitat; • Proposed minimum lot size of 450m² and 700m² average lot size in the Low-medium density Residential Zone; • No limits on the number of units in new residential developments; • Potential for noise pollution and subsequently, neighbourhood conflict; • Privacy issues; • Increased population will result in increased traffic / parking issues further congesting roads; • Loss of trees and wildlife following development. <p>The submission highlights the loss of mature trees, which provide habitat and scenic amenity values and act as a wind break, as a result of recent residential developments in Beaudesert. It also notes that large lots allows for the retention of mature trees, and that the retention of vegetation also provides economic, community and health benefits (e.g. clean air and water, scenic amenity, access to nature and recreation opportunities).</p> <p>The submission raises concerns regarding the proposed zoning applied to Council's park land currently included in a "Passive Recreation Precinct", being the Recreation and Open Space Zone. It is considered that the Recreation and Open Space Zone does not provide adequate protection to land in a Passive Recreation Precinct. Zoning and related codes are needed to protect these areas, with the submission noting that precincts, overlays and codes for prohibited, conservation, biodiversity values are required.</p>	<p>b) Amend the policy of Dual Occupancy Code as per the below.</p> <ul style="list-style-type: none"> • Inclusion of the below additional Overall Outcome. <p>(2)(a) A Dual occupancy;</p> <p>(i). ...</p> <p>(vii). is dispersed within a residential neighbourhood to ensure no <i>Dual occupancy</i> is located within 50 metres of another Dual occupancy located on the same side of the street.</p> <p>Note: The separation distance between Dual occupancies in Overall Outcome 2(a)(vii) excludes Dual occupancies located on a corner lot and is to be measured from the closest boundaries of the lot containing a Dual occupancy.</p> <ul style="list-style-type: none"> • Addition of Acceptable Outcome AO2.1 below. <p>"Where in the Low Density Residential Zone or Low-medium Density Residential Zone, the dwelling units of the <i>Dual occupancy</i> share a common wall".</p> <ul style="list-style-type: none"> • Addition of Performance Outcome 3 below. <table border="1"> <tr> <td data-bbox="1338 1524 1774 1915"> <p>PO3</p> <p>Dual occupancies are dispersed within a residential neighbourhood to ensure no Dual occupancy is located within 50 metres of another Dual occupancy located on the same side of the street.</p> <p>Note: The separation distance between Dual occupancies in Performance Outcome 3 excludes Dual occupancies located on a corner lot and is to be measured from the closest boundaries of the lot containing a Dual occupancy.</p> </td> <td data-bbox="1789 1524 2237 1915"> <p>AO3</p> <p>No solution prescribed.</p> </td> </tr> </table>	<p>PO3</p> <p>Dual occupancies are dispersed within a residential neighbourhood to ensure no Dual occupancy is located within 50 metres of another Dual occupancy located on the same side of the street.</p> <p>Note: The separation distance between Dual occupancies in Performance Outcome 3 excludes Dual occupancies located on a corner lot and is to be measured from the closest boundaries of the lot containing a Dual occupancy.</p>	<p>AO3</p> <p>No solution prescribed.</p>										
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PLSS18/000174	<p>The submission raises concerns regarding the provision of 450m² lot sizes in the region and seeks the retention of the region as a rural area. Specific concerns include:</p> <ul style="list-style-type: none"> Housing estates incorporating small lot sizes are not in keeping with the local area; Not following a development pattern similar to Gold Coast, Logan and Ipswich, where densities have resulted in issues arising from small dwellings and proximity to neighbours. <p>The submission seeks a larger residential lot size, specifically a minimum of 1,000m², citing that such lot sizes are what people are seeking and not residential estates having minimal land and high density residential development. The submission notes that the Scenic Rim Region has large areas of land available for development and subsequently, the ability to deliver a different residential product.</p>	<p>c) <i>Amend the policy of the residential zone codes as per the below.</i></p> <p>Changes are required to be made to the Consistent and Potentially Consistent Uses Table included in each Zone Code to reflect the proposed amendments to the dual occupancy policy.</p> <p><i>Low Density Residential Zone (Where No Precinct Applies) (Table 6.2.8.2.1)</i></p> <ul style="list-style-type: none"> Consistent Use where on a lot 700m² or greater a corner lot 800m² or greater, or any other lot greater than 1,200m²; Potentially Consistent Uses where on a lot 600m² or greater. <p><i>Low-medium Density Residential Zone (Table 6.2.9.2.1)</i></p> <ul style="list-style-type: none"> Consistent Use where on a lot 600m² or greater a corner lot a corner lot 800m² or greater, or any other lot greater than 900m²; Potentially Consistent Uses where on a lot 600m² or greater. 			
PLSS18/000184	<p>The submission does not seek blocks smaller than they currently are. As a first-time buyer, the submitter is seeking a lot in the range of 2000 – 4000m² and notes that no one wants to live on small 450m² blocks.</p>	<p>Please note that changes to the dual occupancy policy applying in other zones where the use is also contemplated have been made to ensure a uniform policy approach across the region is achieved.</p> <p><i>Proposed Side and Rear Boundary Setbacks for Development</i></p> <p>It is proposed to rely upon the standard building setbacks for development prescribed in building regulation, being a minimum of 1.5 metres for single storey and 2.0 metres for two-storey development. The requirement of a larger setback to facilitate access to the rear of block is considered impractical for an urban lot and potentially restricts the development options of land owners of the block.</p> <p><i>Use of Recreation and Open Space Zone and Need for Park Land</i></p> <p>Concerns have been raised that land currently included in Passive Recreation Precinct are not afforded adequate protection under the proposed Recreation and Open Space Zone. The intent of the Recreation and Open Space Zone under the draft Planning Scheme is to provide for:</p> <p style="padding-left: 40px;"><i>"(a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—</i></p> <p style="padding-left: 80px;"><i>(i) parks, playgrounds or playing fields for the use of residents and visitors; and</i></p> <p style="padding-left: 80px;"><i>(ii) parks, or other areas, for the conservation of natural areas; and</i></p> <p style="padding-left: 40px;"><i>(b) facilities and infrastructure to support the uses and activities stated in paragraph (a)".</i></p> <p>The above Zone provides both active and passive recreation opportunities including the conservation of natural areas. In addition to the above zone, the Environmental Significance Overlay may also apply to park land, which will seek to protect any environmental values that are identified as being present.</p> <p>In response to matters raised in a number of submissions, a new Passive Recreation Precinct is proposed. The intent of the precinct will be similar to that which currently exists under the <i>Beaudesert Shire Planning Scheme 2007</i>, and will form a precinct of the Recreation and Open Space Zone. Whilst only a small number of parks are proposed to be included in the Passive Recreation Precinct as part of the initial commencement of draft Planning Scheme, the Precinct will be</p>			

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		<p>available as a mechanism that can be applied in the future for any park that has particular values that warrants inclusion in the Precinct.</p> <p>The Recreation and Open Space Zone, in combination with the proposed Passive Recreation Precinct, incorporates appropriate mechanisms to protect the environmental values of the region's park land.</p> <p>Council's existing Local Government Infrastructure Plan (LGIP) identifies the rate of provision for public parks and land for community facilities. The LGIP identifies the land requirement for different park types based on projected growth and the accessibility and minimum land size requires for each park type.</p> <p><i>Omitted Details of Planning Scheme</i></p> <p>Certain components of the draft Planning Scheme cannot be completed until such time that the Minister approves the planning scheme and that it commences, or are subject to a separate plan making process (i.e. LGIP). These sections include:</p> <ul style="list-style-type: none"> • <i>Citation and commencement;</i> • <i>Part 2 – State Planning Provisions</i>, which include those aspects of the State Planning Policy and Regional Plan identified by the Minister as being reflected in the planning scheme. This information is forthcoming from the Minister at the time that notice is given to Council to adopt the draft Planning Scheme; • <i>Part 4 and Schedule 3</i> – The Local Government Infrastructure Plan has been omitted from the draft Planning Scheme as it was subject to a separate plan making process and commenced in 2018. This separate plan making process was subject to community consultation. The current LGIP will form part of the Scenic Rim Planning Scheme on its commencement. The region's PIAs include Beaudesert, Boonah, Canungra, Kalbar and Kooralbyn; • <i>Schedule 2 Mapping</i>, which requires the insertion of the gazettal date for all maps included in the planning scheme; • <i>Schedule 4 Notations required under the Planning Act 2016</i>, which includes tables to be completed whilst the planning scheme is in operation (i.e. identification of infrastructure charges resolution that applies to the operation of the planning scheme, notation of decisions affecting the planning scheme etc.). 			
<p>PLSS18/000062 PLSS18/000289</p>	<p>The submission considers that the draft Planning Scheme does not meet the requirements of the SEQ Regional Plan and notes that decisions to invest in land is based on the State government's overarching planning guidelines, which in turn provides certainty regarding the development potential of land. The non-compliance of the draft Planning Scheme with the principles and requirements of the SEQ Regional Plan creates investment uncertainty and potentially will impact on economic growth in the region.</p> <p>The submission seeks the following:</p> <p><i>Lot Size of Low-medium Density Residential Zone</i></p> <ul style="list-style-type: none"> • A minimum lot size of 400m². The proposed 700m² average lot size (and minimum 450m² lot size) was identified as being contrary to best practice planning, inconsistent with the SEQ Regional Plan, contrary to Amendment 6 to the <i>Beaudesert Shire Planning Scheme 2007</i> (which provides for a 400m² minimum lot size where in a master plan area) and does not support the efficient provision of infrastructure; 	<p><i>Lot Size of Low-medium Density Residential Zone</i></p> <p>The submission's concerns regarding the average lot size proposed for the Low-medium Density Residential Zone are noted. In addition to the goals of the SEQ Regional Plan and the principles applicable to Urban Footprints, the SEQ Regional Plan also provides for regional local government areas to plan for and achieve a net residential density that is appropriate for their rural locality (Western sub-regional outcome 3). Regional local governments are not subject to a prescribed residential density target under the SEQ Regional Plan such as 15 dwellings per hectare.</p> <p>The Low-medium Density Residential Zone predominantly applies to Beaudesert. Council is seeking to achieve a residential development pattern that complements Beaudesert's regional setting and its rural town origins and character. A larger average urban residential lot size represents one mechanism proposed to achieve this outcome.</p> <p>The Land Supply and Development Monitoring Report (LSDM) released by the Department of State Development, Manufacturing, Infrastructure and Planning (Department) represents an implementation action of the SEQ Regional Plan and</p>	<p>No</p>	<ol style="list-style-type: none"> 1. Reduce the minimum frontage for lots less than 600m² to 15m from 18m in the Reconfiguring a Lot Code - Table 9.4.6.3.2 'Minimum Lot Size and Design'. 2. Refer to recommendation for PLSS18/000060 	<p>Yes</p>

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	<p><i>Lot Frontage of Low-medium Density Residential Zone</i></p> <ul style="list-style-type: none"> Decrease in the minimum lot frontage width. The minimum frontage width of 18m does not support the efficient use of land or infrastructure, and reduces the opportunity to provide for a variety of dwelling types. The submission notes that a 10m frontage is applied by a number of planning schemes in South East Queensland. <p><i>Dual occupancy in the Low-medium Density Residential Zone</i></p> <ul style="list-style-type: none"> Greater allowance of Dual occupancy as accepted development. The submission cites the intent of the Zone in providing for a range of dwelling types and the proposed assessment levels for Dual occupancies in the draft Planning Scheme as not meeting this intent. The assessment level requirements of the draft Planning Scheme for Dual occupancies (i.e. minimum lot size of 900m² and 700m² for accepted and code assessable development respectively) was identified as not facilitating a diversity of housing types. The submission cites research that an unmet need exists for housing options in regard to lot sizes, house size and bedroom numbers, which provide for a range of price option for both buyers and tenants. <p><i>Provision of a Convenience Centre in the Low-medium Density Residential Zone</i></p> <p>The submission cites the purpose of the Low-medium Density Residential Zone in providing for "community uses, and small-scale service, facilities and infrastructure to support local residents".</p> <p>The submission also notes that only one location suitable for an additional Neighbourhood Centre was identified in the draft Planning Scheme for Beaudesert (outside of the centre-zoned land). Concerns were raised that reasonable-sized communities will not have the opportunity for convenience retailing within walking / riding distances of residences, which places an increased reliance on motor vehicles to obtain convenience retailing items. The omission of convenience retailing was identified as being contrary to the purpose and overall outcomes of the Zone.</p>	<p>seeks to monitor land supply and development activity across the region. The LSDM reveals that the Scenic Rim's planned dwelling supply has sufficient capacity to provide more than the minimum 15 years of supply sought by the SEQ Regional Plan. This capacity prevails under the residential density scenario of the draft Planning Scheme.</p> <p>Council's responsibility of providing housing choice by delivering a mix of dwelling types and sizes is noted and is proposed to be achieved (in part) by also providing for lot sizes to a minimum of 450m² under certain circumstances and for a range of housing types. It is proposed that any residential development seeking lot sizes less than the minimum average of 700m² be subject to the impact assessment process.</p> <p>No changes to the minimum and minimum average lot size are proposed in response to the matters raised in the submission.</p> <p><i>Lot Frontage of Low-medium Density Residential Zone</i></p> <p>Council seeks to retain an 18 metre frontage width for lots 600m² and greater to achieve streetscape outcomes consistent with a regional setting, in particular the potential to achieve space between the siting of buildings.</p> <p>For developments incorporating lots less than 600m², a reduced lot frontage will be considered as part of the development assessment process, however lot frontages less than 15 metres are not proposed to be supported. Side boundary setbacks of 1.5 metres are also proposed to be maintained.</p> <p><i>Dual occupancy in the Low-medium Density Residential Zone</i></p> <p>The Low-medium Density Residential Zone identifies the following residential activities as being consistent development in the Zone:</p> <ul style="list-style-type: none"> Dwelling house, which includes a secondary dwelling; Dual occupancy (where on a lot 900m² or greater, or on a corner lot 800m² or greater); Multiple dwelling (where involving 6 dwelling units or less); Residential care facility (where involving 10 bedrooms or less); Retirement facility (where involving 10 bedrooms or less). <p>The above range of dwelling types are proposed to be either accepted development or assessable development (subject to the code assessment process). The identification of Dual occupancies and Multiple dwellings as code assessable development in the Zone are not considered to be obstructive to this residential activity but recognises that certain development requires assessment by Council to ensure it meets the relevant assessment benchmarks.</p> <p>Concerns raised in other submissions received on the planning scheme regarding residential density has resulted in an amendment to the assessment levels and policy applicable to Dual occupancies in the region. Please refer to the Analysis and Recommendation of PLSS18/000060. It is only proposed to recognise Dual occupancies as accepted development where on lots greater than 800m² and where a corner lot having a frontage to two constructed roads. It is also proposed to increase the lot size on which a Dual occupancy is recognised as code assessable development from 700m² to 900m². Dual occupancies on lots less than 600m² are continued to be recognised as development not consistent in the zone. To ensure that Dual occupancies do not occur in concentrations in a</p>			

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		<p>residential development, the Dual Occupancy Code has been amended to include additional criteria to ensure that a mix of dwelling types is achieved.</p> <p><i>Provision of a Convenience Centre in the Low-medium Density Residential Zone</i></p> <p>The purpose statement of each zone is prescribed under the <i>Planning Regulation 2017</i>. The draft Zone Code provides for the following supporting uses and activities in the Low-medium Density Residential Zone Code:</p> <ul style="list-style-type: none"> • Home based business; • Child care centre (where obtaining access from a higher order road); • Emergency services; • Limited infrastructure activities; • Park. <p>The draft Planning Scheme provides for land in Beaudesert to be included in the District Centre Zone, Neighbourhood Centre Zone and Mixed Use Zone. At this stage, it is considered that sufficient land has been included in a commercial zoning to cater for the retailing needs of the Beaudesert community. Local retail demand arising from residential growth is expected to be reviewed during the life of the Planning Scheme. In the interim, commercial activities such as small-scale convenience retailing are not proposed to be supported in the Low-medium Density Residential Zone.</p> <p>It is noted that the small general store no longer appears to be the retailing format established in new residential communities but small-scale shopping centres with multiple tenancies, which have the potential to compromise the role and function of other designated centres. In some instances, the location of these centres are not necessarily located to best service the walkable catchment of the local community it is intended to serve. Careful consideration of the potential implications of these centres on the existing centre hierarchy is required.</p>			
PLSS18/000091	<p>The submission notes that the Strategic Vision for Beaudesert, being a thriving commercial centre with an active and vibrant mixed-use environment, does not reflect the current commercial centre of Beaudesert.</p> <p>The submission notes that a range of housing opportunities are required to achieve the Strategic Vision for the Beaudesert commercial centre. The submission cites that the planning scheme should facilitate a diverse range of attractive affordable housing options to cater for the needs of existing and future residents, and to also provide for housing choice for the range of households expected in the region. The submission notes that the Strategic Vision seeks to achieve this policy intent and also the intent of the SEQ Regional Plan but this policy is not reflected in the codes that underpins the draft Planning Scheme. The submission cites extracts of the SEQ Regional Plan that the draft Planning Scheme does not achieve. Examples of these non-compliance include the region's urban growth needs are accommodated in the Urban Footprint in an efficient manner, housing choice is provided by delivering a mix of dwelling types and sizes and planning for a net residential density of between 15 to 25 for new communities.</p> <p><i>Lot Size of Low-medium Density Residential Zone</i></p> <p>The proposed 700m² minimum average lot size (and minimum 450m² lot size) was identified as being contrary to best practice planning, inconsistent with the SEQ Regional Plan, contrary to Amendment 6 to the <i>Beaudesert Shire Planning Scheme 2007</i> (that provides for 400m² minimum lot size where in a master plan area) and does not support the efficient provision of infrastructure;</p>	Please refer to the Analysis for PLSS18/000062 (excluding the Analysis provided regarding convenience retailing activities in the Low-medium Density Residential Zone Code).	No	Please refer to the Recommendation of PLSS18/000062 .	N/A

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p><i>Lot Frontage of Low-medium Density Residential Zone</i></p> <p>The minimum frontage width of 18m does not support the efficient use of land or infrastructure, and reduces the opportunity to provide for a variety of dwelling types. The submission notes that a 10m is applied by a number of planning schemes in South East Queensland.</p> <p><i>Dual occupancy in the Low-medium Density Residential Zone</i></p> <p>Greater allowance of Dual occupancy as accepted development is sought. The submission cites the intent of the Zone in providing for a range in dwelling types and the proposed assessment levels for Dual occupancies in the draft Planning Scheme as not meeting this intent. The assessment level requirements of the draft Planning Scheme for Dual occupancies (i.e. minimum lot size of 900m² and 700m² for accepted and code assessable development respectively) was identified as not facilitating a diversity of housing types. The submission cites research that an unmet need exists for housing options in regard to lot sizes, house size and bedroom numbers, which provide for a range of price option for both buyers and tenants.</p>				
<p>PLSS18/000139 PLSS18/000284</p>	<p>The submission refers to development at Lots 9001 – 9009 on SP307752, Telemon Street, Beaudesert.</p> <p>The submission provides an overview of the vision proposed for the master planned community at the land reference above, and cites trends of an increase in residents relocating to regional areas and hence, the need to provide for a range of housing types and sizes to suit different household makeup and life stages.</p> <p>The submission notes Council's concerns regarding the provision of small lots, however asserts that small lots have a key role in providing for affordable housing.</p> <p>The submission provides an overview of the land's regional and local context in terms of its planning framework (i.e. SEQ Regional Plan, <i>Beaudesert Shire Planning Scheme 2007</i> and development approval history).</p> <p>The submission supports the proposed zoning of the land, being Low-medium Density Residential Zone. It notes that the current Countryside Precinct over the flood affected land has similarly been included in the Low-medium Density Residential Zone. However, it is worthwhile to note that the requirements of the Flood Hazard Overlay will be relied upon to regulate the extent of development occurring on the site.</p> <p><i>Subdivision of Land</i></p> <p>The submission notes that the draft Planning Scheme introduces several controls that limit development within the Low-medium Density Residential Zone (particularly for sites within proximity of the Beaudesert town centre), specifically:</p> <ul style="list-style-type: none"> • Minimum lot size of 450m²; • Minimum average lot size of 700m²; • Where the minimum average lot size of 700m² is not met, an impact assessable application is triggered; • Requirement in the Reconfiguration of a Lot Code as an Acceptable Outcome, that lots less than 600m² do not make up more than 15% of a development. <p>The submission contends that the purpose of the Low-medium Density Residential Zone and the SEQ Regional Plan is achieved if a minimum lot size of 400m² is</p>	<p><i>Subdivision of Land</i></p> <p>The submission's concerns regarding the average lot size proposed for the Low-medium Density Residential Zone are noted. In addition to the goals of the SEQ Regional Plan and the principles applicable to Urban Footprints, the SEQ Regional Plan also provides for regional local government areas to plan for and achieve a net residential density that is appropriate for their rural locality (Western sub-regional outcome 3). Regional local governments are not subject to a prescribed residential density target under the SEQ Regional Plan such as 15 dwellings per hectare.</p> <p>The Low-medium Density Residential Zone predominantly applies to Beaudesert. Council is seeking to achieve a residential development pattern that complements Beaudesert's regional setting and its rural town origins and character. A larger average urban residential lot size represents one mechanism proposed to achieve this outcome.</p> <p>The Land Supply and Development Monitoring Report (LSDM) released by the Department of State Development, Manufacturing, Infrastructure and Planning (Department) represents an implementation action of the SEQ Regional Plan and seeks to monitor land supply and development activity across the region. The LSDM reveals that the Scenic Rim's planned dwelling supply has sufficient capacity to provide more than the minimum 15 years of supply sought by the SEQ Regional Plan. This capacity prevails under the residential density scenario of the draft Planning Scheme.</p> <p>Council's responsibility of providing housing choice by delivering a mix of dwelling types and sizes is noted and is proposed to be achieved (in part) by also providing for lot sizes to a minimum of 450m² under certain circumstances and for a range of housing types. It is proposed that any residential development seeking lot sizes less than the minimum average of 700m² be subject to the impact assessment process.</p> <p>No changes to the minimum and minimum average lot size is proposed in response to the matters raised in the submission.</p>	Yes	<p>1. Reword AO13.2 of Section 9.4.6 - Reconfiguring a Lot Code as follows: <i>Lots below 500 m² are located within 300m convenient walking distance of existing or proposed public open space.</i></p> <p>2. Refer to recommendation for PLSS18/000060</p>	No

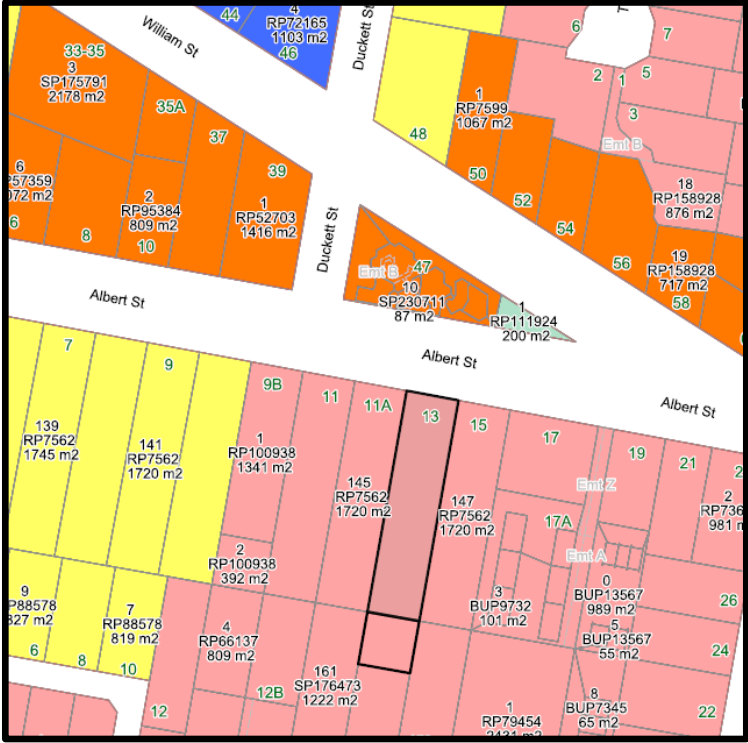
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	<p>applied, with lot diversity achieved through provisions of the Reconfiguration of a Lot Code.</p> <p><i>Subdivision Design</i></p> <p>The submission seeks a minimum lot size of 400m², impact assessable development be triggered for any lots less than 400m² and a minimum frontage width of 15 metres.</p> <p>The submission seeks confirmation at what point "larger residential subdivisions" are allowed to have a percentage of lots less than 600m² under Acceptable Outcome 13.1. The submission contends that such provision should apply where a subdivision exceeds 100 lots and that the proposed 15% limit of lots less than 600m² be increased to 30%.</p> <p>The submission also seeks an increase in the separation distance of lots below 500m² to areas of public open space from 300 metres to 400 metres, and deletion of the term convenient walking distance in Acceptable Outcome 13.2 due to its ambiguity. The increase to a 400 metres separation distance is sought as it is commonly recognised as the separation distance to public open space.</p> <p><i>Multiple dwelling, Residential care facility and Retirement facility</i></p> <p>The submission notes an inconsistency between the reference of the Multiple dwelling code as "Higher Density Residential Uses Code" and "Medium Density Residential Uses Code".</p> <p>The draft Planning Scheme proposes the following development as code assessment in the Low-medium Density Residential Zone:</p> <ul style="list-style-type: none"> • Multiple dwellings, where not exceeding 6 dwellings; • Residential care facilities, where involving 10 bedrooms or less; • Retirement facilities, where involving 10 bedrooms or less. <p>The submission cites these assessment levels as being unnecessarily restrictive for larger master-planned communities which may have a number of multiple dwelling master-lots or unique planning outcomes to achieve the purpose of the Zone. Instead the submission notes that it is more appropriate to restrict the building height of development. The submission seeks that Multiple dwellings, Residential care facilities and Retirement facilities remain code assessable development where not exceeding 2 storeys or 8.5 metres in height.</p> <p><i>Dual occupancy</i></p> <p>The submission identified a potential inconsistency regarding the assessment level of a Dual occupancy, being that the land use is identified as a consistent use in the Zone Code where on a lot 600m² and greater, and is identified as code assessment development where on a lot 700m². The submission instead requests that a Dual occupancy on a lot 600m² or more is recognised as code assessable development.</p> <p><i>Secondary dwelling</i></p> <p>The submission notes that the current <i>Beautesert Shire Planning Scheme 2007</i> provides for a Dual Occupancy where they do not exceed 100m². The submission notes a large divergence between the 60m² secondary dwelling under the draft Planning Scheme and 100m² Dual Occupancy allowed for under the current planning scheme. An increase in the GFA of the secondary dwelling from 60m² to</p>	<p><i>Subdivision Design</i></p> <p>As outlined above, a change to the minimum lot size of 450m² and the minimum average lot size of 700m² is not supported. For developments incorporating lots less than 600m², a reduced lot frontage will be considered as part of the development assessment process, however lot frontages less than 15 metres are not supported.</p> <p>It is considered that the quantum of lots less than 600m² (30 percent) proposed in the submission will result in a development pattern that is inconsistent with Beautesert's regional setting and desired character. Accordingly, the original proportion of 15% of lots less than 600m² in a single integrated residential development will be maintained in the Reconfiguration of a Lot Code. Clarification will be provided in the Code that the provision will apply to developments of a scale that triggers the Master Plan Overlay.</p> <p>The reference to 'convenient walking distance' in Acceptable Outcome 13.2 will be deleted to address the ambiguity of the provision. However, an increase in the proposed separation distance of smaller lots to public open space from 300 to 400 metres is not supported.</p> <p><i>Multiple dwelling, Residential care facility and Retirement facility</i></p> <p>The levels of assessment identified in the draft Planning Scheme for the above higher density residential development is considered appropriate for a regional locality. The assessment levels proposed are more facilitative of these dwelling types in the region than the current planning schemes. No change to the assessment levels are proposed.</p> <p><i>Dual occupancy</i></p> <p>Concerns raised in other submissions received on the planning scheme regarding residential density has resulted in an amendment to the assessment levels and policy applicable to Dual occupancies in the region. Please refer to the Analysis and Recommendation of PLSS18/000060. It is only proposed to recognise Dual occupancies as accepted development in the Low-medium Density Residential Zone where on lots greater than 800m² and where a corner lot having a frontage to two constructed roads. It is also proposed to increase the lot size on which a Dual occupancy is recognised as code assessable development from 700m² to 900m². Dual occupancies on lots less than 600m² are continued to be recognised as development not consistent in the zone. To ensure that Dual occupancies do not occur in concentrations in a residential development, the Dual Occupancy Code has been amended to include additional criteria to ensure that a mix of dwelling types is achieved.</p> <p>A Dual occupancy is recognised as 'potentially consistent' where on lots greater than 600m².</p> <p><i>Secondary dwelling</i></p> <p>The current <i>Beautesert Shire Planning Scheme 2007</i> only incorporates one land use definition to provide for two dwellings on a single lot. The draft Planning Scheme incorporates two definitions being a <i>secondary dwelling</i> (under the Dwelling house definition) and Dual occupancy. Having regard to the option to undertake a Dual occupancy on lots 900m² or greater as code assessable development, it is not considered necessary to increase the GFA of a secondary</p>			

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	100m ² is requested to provide for housing diversity and is identified as being suitable having regard to lot sizes contemplated for the region.	dwelling to 100m ² . It should be noted that a code assessable application would be triggered should a larger secondary dwelling be required.			
PLSS18/000177 (PLSS18/000567) duplicate of #177	<p>The submission has reviewed and assessed the draft Planning Scheme against the property industry's capacity to deliver affordable housing across the region. The submission outlines its support for a number of aspects of the Draft Scenic Rim Planning Scheme including:</p> <ul style="list-style-type: none"> Establishment of the development intent for the region for the next 20 years; Replacement of the three existing planning schemes; Intent of the Strategic Framework in promoting growth in the urban areas identified in the region; Acknowledgment of the requirement of the SEQ Regional Plan to accommodate an ultimate population of 62,000 people; Recognition of Multiple dwellings, Residential care facilities and Retirement facilities as consistent land use in the Low-medium Density Residential Zone (LMDR) and Low Density Residential Zone (LDR); and Recognition of Dual occupancies as 'accepted development subject to requirements' in the LMDR and LDR Zones. <p>However, the submission does not support the following aspects of the draft Planning Scheme:</p> <ul style="list-style-type: none"> Minimum lot size of 600m² and minimum average lot size of 700m² in the LDR Zone; Minimum lot size of 450m² and minimum average lot size of 600m² for the LMDR Zone; Dwelling and bedroom thresholds for Multiple dwellings, Residential care facilities and Retirement facilities in Table 5.5.8.1 for the LMDR Zone; Recognition of Dual occupancies as impact assessable development where they do not meet a certain lot size in the Tables of Assessment for the LDR and LMDR Zones; Car parking requirements proposed to apply to Multiple dwellings. <p>The submission is unsupportive of the above provisions on the basis that it reduces the ability to provide a diverse range of lot sizes and duplexes to meet home buyer needs for a range of housing types, excludes affordable housing options and prevents the efficient use of land near existing townships to meet the needs of population growth.</p> <p><i>Minimum and Average Lot Size for the LMDR and LDR Zones</i></p> <p>The specific concerns raised in the submission regarding the proposed minimum and average lot sizes for the Zones include:</p> <ul style="list-style-type: none"> Direct impediment to Council achieving the dwelling supply targets outlined in the SEQ Regional Plan; Reference in the Overall Outcomes of the LMDR and LDR Zones (i.e. 'Lot Design' provisions) will limit the ability to deliver lot sizes that respond to market conditions. The draft Planning Scheme lacks policy that would allow Council to consider alternative and meritorious housing outcomes utilising performance-based planning processes. Minimum lot sizes should be included as an Acceptable Outcome only. References to lot sizes (being quantitative measures) in the Overall Outcomes are effectively a prohibition and contrary to the intent of the QLD planning system. Ability for assessable applications to include alternative solutions should be catered for; The incorporation of minimum average lot sizes restricts the ability to provide for small lot housing often sought by home buyers (i.e. <400m²). The creation of larger lots (to meet average lot sizes) may not meet market demand or 	<p>The concerns raised in the submission are noted. A response to the key concerns raised are summarised below.</p> <p><i>Minimum and Average Lot Size for the LMDR and LDR Zones</i></p> <p>The SEQ Regional Plan provides for regional local government areas to plan for and achieve a net residential density that is appropriate for their rural locality (Western sub-regional outcome 3). Regional local governments are not subject to a prescribed residential density target under the SEQ Regional Plan such as 15 dwellings per hectare. Council's responsibility of providing housing choice by delivering a mix of dwelling types and sizes is noted and is proposed to be achieved (in part) by providing for lot sizes to a minimum of 450m² under certain circumstances and for a range of housing types.</p> <p>The Land Supply and Development Monitoring Report (LSDM) released by the Department of State Development, Manufacturing, Infrastructure and Planning (Department) represents an implementation action of the SEQ Regional Plan and seeks to monitor land supply and development activity across the region. The LSDM reveals that the Scenic Rim's planned dwelling supply has sufficient capacity to provide more than the minimum 15 years of supply sought by the SEQ Regional Plan. This capacity prevails under the residential density scenario of the draft Planning Scheme.</p> <p>The Low-medium Density Residential Zone predominantly applies to Beaudesert. Council is seeking to achieve a residential development pattern that complements Beaudesert's regional setting and its rural town origins and character. A larger average urban residential lot size represents one mechanism proposed to achieve this outcome. No changes to the minimum and minimum average lot size in the LMDR Zone is proposed in response to the matters raised in the submission.</p> <p>Amendment to the minimum and minimum average lot size for the LDR Zone is similarly not proposed having regard to the low-density residential development pattern and character of the smaller rural towns and villages that the zone applies to (i.e. Boonah, Kalbar, Canungra etc.).</p> <p>Whilst it is proposed to uphold the lot sizes and dimensions of the LMDR and LDR Zones in the Overall Outcomes of the respective zone codes, performance-based strategic outcomes have been incorporated in the Strategic Framework to enable developments that trigger impact assessment (i.e. proposals that do not meet the minimum average lot size) to demonstrate the appropriateness of an alternative development scenario.</p> <p><i>Multiple Dwellings, Residential Care Facility and Retirement Facilities in the LMDR Zone</i></p> <p>Small-scale developments involving Multiple dwellings, Residential care facilities and Retirement facilities are proposed to be code assessable development in the LMDR Zone, which is a lower assessment level applied to this form of development in the region under the current planning schemes.</p> <p>Larger-scale facilities are similarly recognised as consistent uses in the Zone where compliance with certain development parameters are demonstrated as part of an impact assessment application. Having regard to the potential implications that a large-scale, medium density residential activity may have on a locality</p>	Yes	1. Refer to recommendation for PLSS18/000060	N/A


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	<p>affordability in the housing market. The requirement for these lots may contribute to housing affordability issues in the region and may impact on the ability of developers to supply housing in response to the property markets. The submission notes that the price points of produced lots dictate demand in a specific area and inform the general characteristics of residential development, with typical lot prices in the Scenic Rim being approximately \$175,000 per lot. The prices of lots near town having an area of 700m² would increase this price by \$10,000 to \$20,000.</p> <p>The submission seeks the following outcomes in regards to the LDR and LMDR Zone:</p> <ul style="list-style-type: none"> • Reduce the minimum average lot size for the LDR Zone from 700m² to 450m²; • Reduce the minimum lot size for the LDR Zone from 450m² to 400m²; • Remove the minimum average lot size for the LMDR Zone; • Only apply a minimum lot size to the LMDR Zone, being 400m²; • Remove quantitative requirements for lot design in the overall outcomes of both zones. <p><i>Multiple Dwellings, Residential Care Facility and Retirement Facilities in the LMDR Zone</i></p> <p>Whilst the submission supports the recognition of Multiple dwellings, Residential care facilities and Retirement facilities as being consistent uses in the residential zones, concerns are raised regarding the thresholds for these uses in the Table of Assessment for the LMDR Zone, being:</p> <ul style="list-style-type: none"> • Code assessable for a Residential care facility or Retirement facility where involving 10 bedrooms or less; • Code assessable for a Multiple dwelling where not exceeding 6 dwellings. <p>The specific concerns include:</p> <ul style="list-style-type: none"> • Unnecessarily restrictive as the LMDR Zone is expected to accommodate higher density forms of development, and is capable of accommodating such development, in particular where located in proximity to centres, amenities, open space and public transport; • Proposed thresholds will limit the opportunity to locate density in appropriate locations; • Requiring impact assessment results in increased costs, project uncertainty, increased financial risk for projects and ultimately reducing housing affordability. <p>The submission requests that the thresholds be removed for these uses in the Tables of Assessment for the Low-medium Density Residential Zone, or be amended to reflect design or height requirements rather than density.</p> <p><i>Provisions for Dual Occupancy</i></p> <p>Whilst the submission supports the recognition of Dual occupancies in the LDR and LMDR Zones as consistent uses, the submission raises concerns with the lot size thresholds proposed to trigger assessable development, which are outlined below.</p> <ul style="list-style-type: none"> • Where in the LDR Zone, 'accepted subject to requirements where on a lot size 1000m² or greater or where on a corner lot 800m² or greater, code assessment where on a lot size 700m² or greater, and impact assessment on lots less than 700m²; and • Where in the LMDR Zone, 'accepted subject to requirements where on a lot size 900m² or greater, code assessment where on a lot size 700m² or greater, and impact assessment on lots less than 700m². 	<p>(particularly in a regional setting), it is proposed to apply a threshold that increases the assessment level for these uses from code to impact assessment. It is considered that sufficient flexibility has been afforded to these land uses in the Zone, in particular in a regional local government area where the prevailing development pattern is rural towns and villages (generally of a lower residential density) surrounded by a rural landscape.</p> <p><i>Provisions for Dual Occupancy</i></p> <p>Allowance has been made for Dual occupancies in both the LMDR and LDR zones as accepted and code assessable development. However, in response to concerns raised in other submissions (please refer to the Analysis and Recommendation of PLSS18/000060), it is proposed to amend the assessment levels for Dual occupancies as below.</p> <p><i>Low-medium Density Residential Zone</i></p> <ul style="list-style-type: none"> • Dual occupancy is accepted subject to requirements if on a lot 800 900 m² or greater and where located on a corner lot where each dwelling has access to separate constructed roads, and code assessment if on a lot 900 700 m² or greater; and <p><i>Low Density Residential Zone</i></p> <ul style="list-style-type: none"> • Dual occupancy is accepted subject to requirements if on a lot 1000m² or greater, or on a corner lot 800m² or greater and where each dwelling has access to separate constructed roads, and code assessment if on a lot 1200 700 m² or greater. <p>The removal or reduction of lot sizes on which a Dual occupancy is permitted is not supported. In both Zone Codes, a Dual occupancy is identified as a consistent use in the zones under certain circumstances. Dual occupancies on lots less than 600m² are continue to be recognised as not being envisaged in the zones. To ensure that Dual occupancies do not occur in concentrations in a residential development, the Dual Occupancy Code has been amended to include additional criteria to ensure that a mix of dwelling types is achieved.</p> <p>The above development outcome is considered reasonable for a regional local government area, which is characterised by a development pattern of rural towns and villages surrounded by a rural landscape. In addition to Dual occupancies, the planning scheme seeks to facilitate other residential accommodation choices such as Dwelling houses on a variety of lot sizes, Multiple dwellings (potentially at a higher densities than Dual occupancies) and also secondary dwellings.</p>			

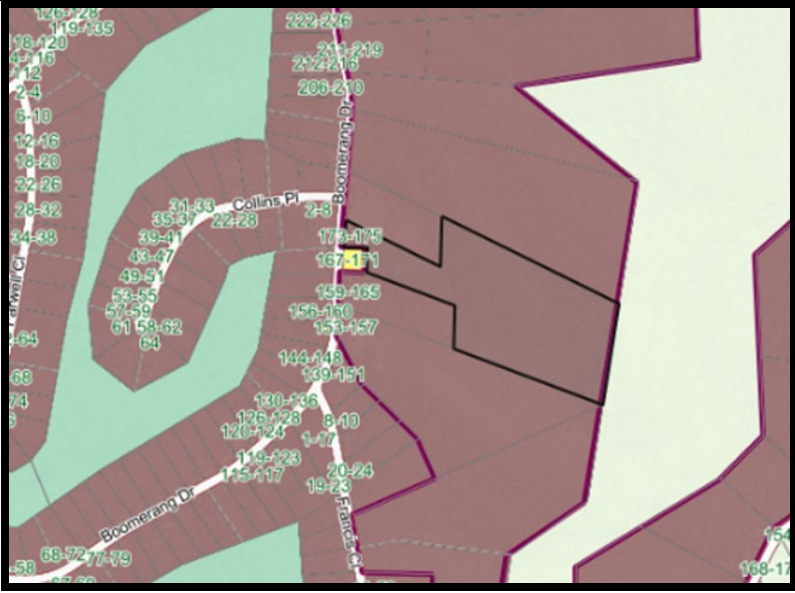

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	<p>The specific concerns include:</p> <ul style="list-style-type: none"> • Prescribing Dual occupancies as impact assessable development where not located on a certain lot size is undesirable as it ignores the function and role the land use in providing alternative forms of housing; • Dual occupancies provide a genuine housing option and need for a number of home owners and tenants to address housing affordability. A high minimum lot size reduces the logic and utility of Dual occupancies for smaller households. <p>The submission seeks that any minimum lot size requirement be identified in the Zone Code as opposed to Tables of Assessment, with concerns raised that there is no delineation between the LDR and LMDR Zones regarding the minimum lot size on which a Dual occupancy is inconsistent.</p> <p>The submission seeks:</p> <ul style="list-style-type: none"> • Removal of lot size requirements for Dual occupancies in the Tables of Assessment for both Zones; • Reduction in lot size requirements where a Dual occupancy is permitted, with this lot size requirement identified as a flexible outcome; • Recognition of Dual occupancy as a consistent use in the Zones regardless of lot size. <p>The submission concludes that the draft provisions mentioned in the submission are not supported as:</p> <ul style="list-style-type: none"> • Will only deliver modest lot sizes and duplexes; • Preclude the provision of a range of housing options; • Exclude affordable housing options and increase housing costs; • Prevent the efficient use of land near townships to meet population growth; • Proposed average minimum lot size will require an additional 300 hectares to meet the SEQ Regional Plan population benchmarks; • Exclude families from being part of the Scenic Rim community and prevent community members from finding new smaller homes to suit their needs. 				
PLSS18/000283	<p>The submission raises the below concerns regarding the Draft Scenic Rim Planning Scheme.</p> <p><i>Housing Diversity and Affordability under the State Planning Policy (SPP)</i></p> <p>The proposed lot size in both the Low Density Residential Zone (LDR) and Low-medium Density Residential Zone (LMDR) will not meet the following SPP requirements:</p> <ul style="list-style-type: none"> • "cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes"; • "an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living". <p>The submission identifies likely allotment prices in Beaudesert based on various lot sizes. Under the draft Planning Scheme, the submission notes that the average lot price for a 650m² lot will be in excess of \$180,000, which is significantly higher than what is achieved under the current planning scheme. The price for a 400m² lot in Beaudesert is estimated at \$154,000 significantly higher than the lowest priced lots at Yarrabilba, being \$113,000.</p>	<p>The concerns raised in the submission are noted. A response to the key matters raised in the submission are summarised below.</p> <p><i>Housing Diversity and Affordability under the State Planning Policy (SPP) and Compliance with SEQ Regional Plan</i></p> <p>The Low-medium Density Residential Zone seeks to provide for a range of housing choice such as Dwelling houses, Dual occupancies, Multiple dwellings, Residential care facilities and Retirement facilities, and also a range of lot sizes including smaller residential lots.</p> <p>The Low-medium Density Residential Zone predominantly applies to the locality of Beaudesert. Council is seeking to achieve a residential development pattern that complements Beaudesert's regional setting and its rural town origins and character. A larger average urban residential lot size represents one mechanism proposed to achieve this outcome.</p> <p>In addition to the goals of the SEQ Regional Plan and the principles applicable to Urban Footprints, the SEQ Regional Plan also provides for regional local government areas to plan for and achieve a net residential density that is appropriate for their rural locality (Western sub-regional outcome 3). Regional local governments are not subject to a prescribed residential density target under the SEQ Regional Plan such as 15 dwellings per hectare.</p>	No	No change.	N/A

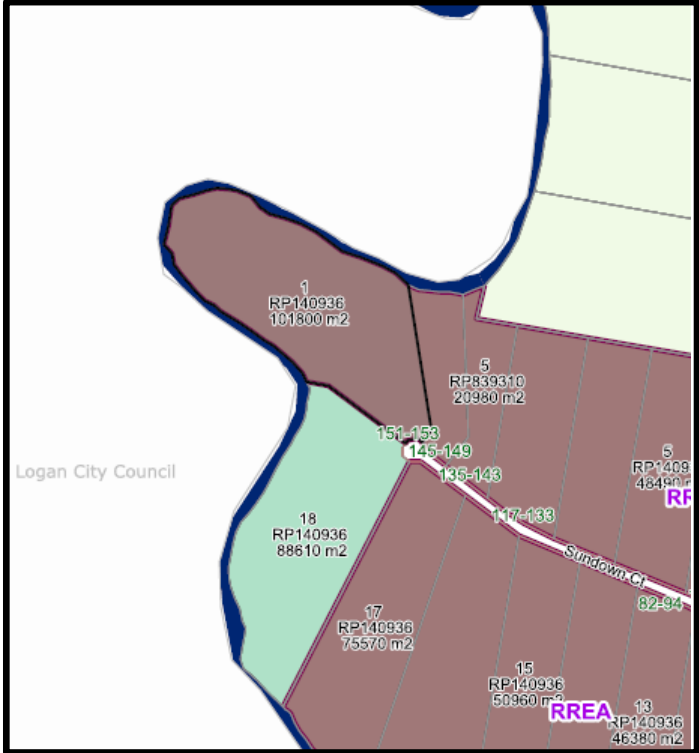
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	<p>The submission notes the potential outcome that developers will maximise their yields and returns by constructing more duplexes, which is more attractive to investor as opposed to home ownership.</p> <p>The submission notes that the planning scheme is unclear as to why the changes to lot size are being proposed, whether it is in response to the desire not to have high density suburbs like Flagstone and Yarrabilba and subsequently, a desire to avoid perceived social issues of higher density suburbs. If the reasoning is to avoid perceived social issues of higher density, such reasons are inappropriate and contrary to the SPP. Urban design outcomes as opposed to minimum lot size were identified as the best mechanism to achieve high quality neighbourhood design.</p> <p>Accordingly, the submission seeks that the minimum and average lot sizes be reconsidered and a revised Dwelling House Code be prepared to address desired urban design outcomes whilst maintaining housing diversity, choice and affordability.</p> <p><i>Compliance with SEQ Regional Plan</i></p> <p>The submission notes a number of elements and strategies of the SEQ Regional Plan intended to meet growth objectives for the region, including:</p> <ul style="list-style-type: none"> Plan for and accommodate expansion dwelling benchmarks; and Plan for a net residential density of 15-25 dwellings per hectare. <p>The submission states the average minimum lot size for the LDR and LMDR Zone will result in 8.5 dwellings per hectare, and notes that the 10,000 dwellings target for the Scenic Rim will result in the following net developable hectares:</p> <ul style="list-style-type: none"> 1162 ha at 8.6 dwellings per hectare; 666 ha at 15 dwellings per hectare; 500 ha at 20 dwellings per hectare. <p>The submission calculated that there is 700 ha of net developable residential zoned land in Beaudesert, Canungra and other towns, indicating that there is insufficient land to accommodate the dwelling target under the SEQ Regional Plan. Applying a residential density of 15 dwellings per hectare will ensure that the regional plan dwelling target is achieved in the residential zoning provided for under the draft Planning Scheme.</p> <p><i>Financial Impact for the Scenic Rim Region</i></p> <p>The submission states that it is unclear whether the financial impact on the Scenic Rim from having a significantly lower density has been considered.</p> <p>The submission outlines the impact on rates income should a lower residential density be applied, being \$7,783,860 (i.e. average lot size of 700m²) should 8.6 dwelling units per hectare be applied and \$13,576,500 should 15 dwelling units be applied (i.e. average lot size of 400m²).</p> <p>The submission seeks that should Council seek to retain a low residential density in its LDR and LMDR Zone that it should assess and make clear in its response to submissions:</p> <ul style="list-style-type: none"> Ongoing negative financial impact on the annual rates income if the zoned areas are not to be significantly expanded resulting in significantly fewer new rateable properties or 	<p>The Land Supply and Development Monitoring Report (LSDM) released by the Department of State Development, Manufacturing, Infrastructure and Planning (Department) represents an implementation action of the SEQ Regional Plan seeks to monitor land supply and development activity across the region. The LSDM reveals that the Scenic Rim's planned dwelling supply has sufficient capacity to provide more than the minimum 15 years of supply sought by the SEQ Regional Plan. This capacity prevails under the residential density scenario of the draft Planning Scheme.</p> <p>It is unclear how the submission derived a residential density of 8.5 to 8.6 dwellings per hectare based on the average lot size of 700m². However, a net residential density of 11 dwellings per hectare is proposed in the residential zones of the draft Planning Scheme should a Dual occupancy also be included in the calculation. Based on this proposed density, sufficient residential zoned land has been made available under the draft Planning Scheme as required by both the SEQ Regional Plan and the SPP (i.e. at least 15 year supply). Additional Urban Footprint land in Beaudesert not required within this timeframe is available and has been included in an Investigation Area under the Strategic Framework. Furthermore, the achievement of the dwelling supply benchmarks under the SEQ Regional Plan represents a longer timeframe (i.e. 2041) than that of an urban zoning under a planning scheme (i.e. at least 15 year supply).</p> <p>Council's responsibility of providing housing choice by delivering a mix of dwelling types and sizes is noted and is proposed to be achieved (in part) by also providing for lot sizes to a minimum of 450m² under certain circumstances and for a range of housing types. It is proposed that any residential development seeking lot sizes less than the minimum average of 700m² be subject to the impact assessment process.</p> <p>No changes to the minimum and minimum average lot size is proposed in response to the matters raised in the submission.</p> <p><i>Financial Impact for the Scenic Rim Region</i></p> <p>The concerns raised in the submission regarding the financial impacts of the proposed development scenario under the draft Planning Scheme are noted. As outlined above, it is not considered that the residential density calculation in the submission reflects the policy outlined in the draft Planning Scheme.</p> <p>Notwithstanding, sufficient land is included in the Scenic Rim's Urban Footprint allocation to meet the dwelling supply benchmarks of the SEQ Regional Plan at the residential density contemplated under the draft Planning Scheme.</p>			

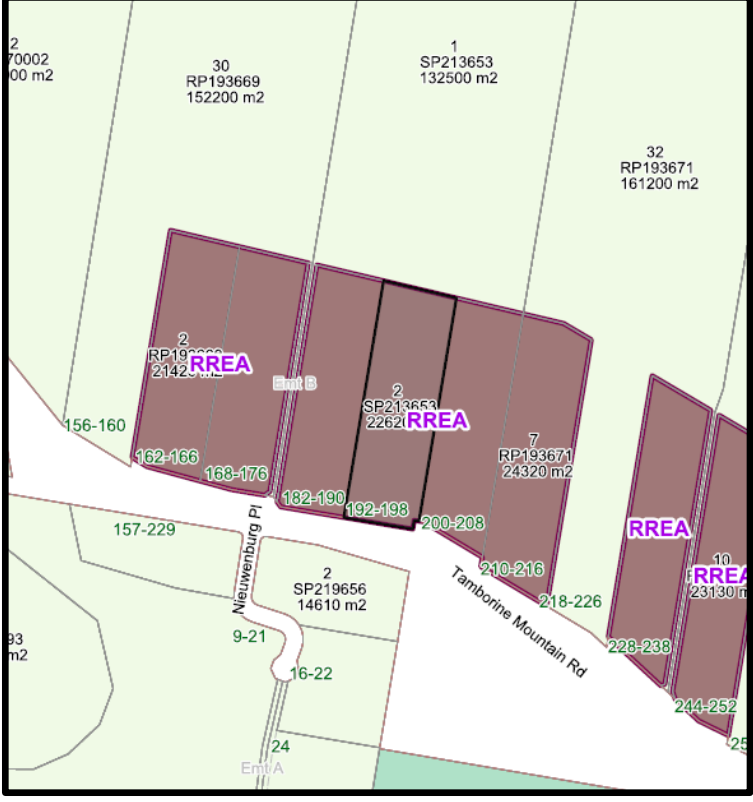
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> Alternately, the loss of rural land if the intention is to significantly increase the zoned land to achieve the SEQ Regional Plan targets. 				
<p>PLSS19/000001</p>	<p>The submission requests that the minimum lot size for residential areas in Beaudesert remain unchanged at 600m² as per the current <i>Beaudesert Shire Planning Scheme 2007</i>. The submission is made specifically in relation to land at 13 Albert St, Beaudesert (Lot 2 RP 67545 and Lot 146 RP7562). The land is 2125m² with a Queenslander style timber dwelling fronting Albert Street. The submission notes that future subdivision is being considered and that the proposed minimum average lot size of 700m² would not achieve a good outcome with regard to access and open space. The submission also requests that the minimum frontage and access widths be reviewed to make it practical for adjoining blocks with the traditional 20.116 (1 chain, 22 yards) metre width to be able to arrange a shared access easement to develop the rear areas. For example, a 17.5 metre frontage with 5 metre access width for rear lots.</p> <p>Further, the submitter <i>'understands the need to increase the housing density in Beaudesert and also believes that retention of these homes in their original appearance contributes to the period streetscape and character of the town. The Planning Scheme should support the contribution of ratepayers in retaining the towns heritage'</i>.</p> 	<p>The submission's concerns regarding the minimum urban residential lot sizes are noted. In response to the assessment of matters raised in other submissions, no changes to the minimum average lot size of 700m² in the Low-medium Density Residential Zone is proposed. Council is seeking to achieve a residential development pattern that complements Beaudesert's regional setting and its rural town origins and character. A larger average urban residential lot size represents one mechanism proposed to achieve this outcome. The minimum access and frontage widths for lots over 600m² are also proposed to remain unchanged at 18 metres with a minimum width of access for rear lots of 5 metres.</p> <p>The submission's concerns about the retention of places with heritage character in Beaudesert are also noted. With the exception of the values protected under the Local Heritage Overlay, no additional local heritage or character policy matters are proposed to be addressed as part of the initial version of the draft Planning Scheme.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

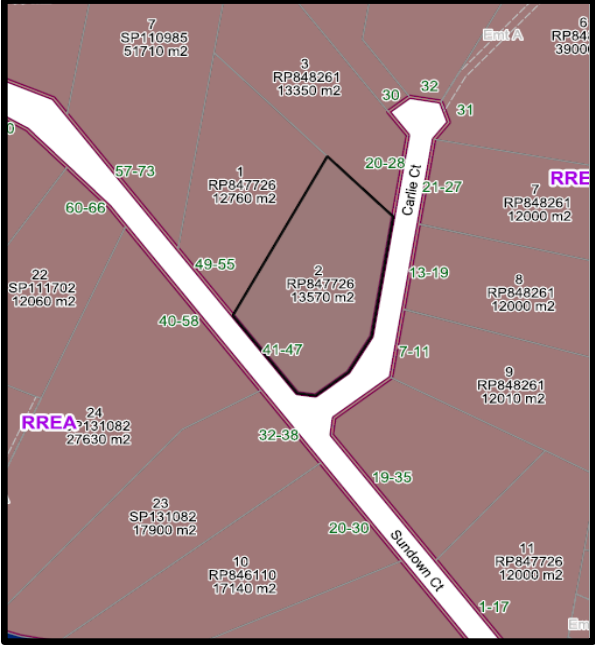
7. Rural Residential Subdivision, Lot Sizes and Frontage Widths (other than Tamborine Mountain)

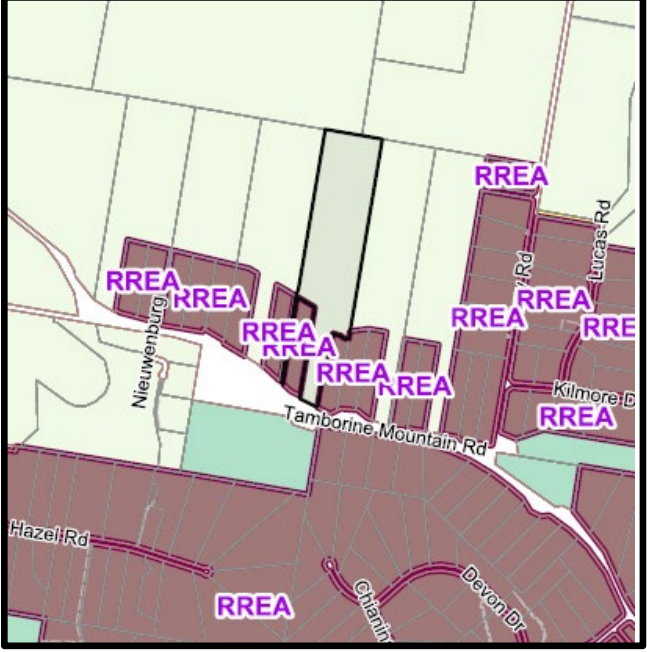
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000010	<p>The submission supports the policy of the draft Planning Scheme, particularly in relation to the potential for further subdivision of Lot 4 on RP166457 at 34-48 Geiger Road, Canungra.</p> 	<p>The submission's support for the draft Planning Scheme, in particular the proposed zoning of Lot 4 on RP166457 is noted. Any overlays that apply to a property under a planning scheme may have implications on the development potential of land.</p> <p>Please note that the matters raised in other submissions regarding the minimum lot size for the Rural Residential Zone (Where No Precinct Applies) has resulted in an increase in the minimum lot size for the zone from 3,000 to 4,000m². Please refer to the Analysis and Recommendation of PLSS18/000155 for further details.</p>	No	No change.	N/A
PLSS18/000257	<p>The submission relates to Lot 2 on RP186518, 173-175 Boomerang Drive, Kooralbyn, which is proposed to be included in the Rural Residential A Precinct of the Rural Residential Zone.</p> <p>The submission raises the following matters:</p> <ul style="list-style-type: none"> The proposed 70 metre wide street frontage for lots in the Rural Residential Zone is too restrictive, with 40 metres being proposed as an alternative. Relaxation of any frontage width should also be a consideration, in particular for special circumstances such as the resumption of land for community infrastructure such as water towers; The proposed 20 metre wide street frontage for battle-axe lots and lots having an access easement should be reduced to 15 metres; The proposed overlays are considered too restrictive. Concerns were specifically raised regarding the Bushfire Hazard Overlay and Landslide Hazard and Steep Slope Overlay. Constraints of the land should be based on the individual land and the proposed use; Amalgamation of properties to maximise land use and use of infrastructure should form an integral aspect of all revised planning guidelines; The minimum lot size should be 4,000m². 	<p><i>Proposed Lot Frontages in the Rural Residential A Precinct of the Rural Residential Zone</i></p> <p>It is proposed to reduce the frontage of lots in the Rural Residential A Precinct from 70 metres to 50 metres to provide for a more regular lot shape. It is also proposed to reduce the width of the access handle or access easement to a rear lot from 20 to 10 metres in the Rural Residential A Precinct to provide for an access way that is more manageable for land owners.</p> <p>A reduction in the frontage width of lots in the Rural Residential Zone (where no precinct applies) is also proposed from 55 to 40 metres to achieve a more useable and practical lot configuration. Similarly, a reduction in the width of the access handle or easement of rear lots from 15 to 10 metres is proposed.</p> <p><i>Concerns Regarding Overlays Applicable to Site</i></p> <p>The submission's concerns regarding the Overlays applicable to the site are noted. The site is characterised by the following Overlays:</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay - Predominantly Very High and High; Environmental Significance Overlay - Partly Local Biodiversity and Koala Habitat; Landslide Hazard and Steep Slope Overlay - Ranging from 15% to over 25% Slope Hazard. <p>The Overlays identify the potential presence of a value or constraint applying to land and are an integral component of a Planning Scheme. It triggers the requirement for these potential values or hazards to be considered at the site-based scale to determine their presence and subsequently, potential impact on</p>	No	<ol style="list-style-type: none"> Amend the planning scheme to reduce the frontage for lots in the Rural Residential A Precinct of the Rural Residential Zone from 70 to 50 metres. Amend the planning scheme to reduce the frontage for lots in the Rural Residential Zone (where no precinct applies) from 55 to 40 metres. Amend the planning scheme to reduce the 	Yes

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		<p>any proposed development. No changes are proposed to the proposed Overlays applicable to the site.</p> <p><i>Comments regarding Land Amalgamation</i></p> <p>The submissions comments regarding land amalgamation are noted. The policy of the draft Planning Scheme does not preclude the amalgamation of land. Incentives for the amalgamation of land is outside the scope of the draft Planning Scheme.</p> <p><i>Minimum Lot Size of 4,000m²</i></p> <p>As outlined in other submissions, it is proposed to increase the minimum lot size from 3,000m² to 4,000 m² for the Rural Residential Zone (where no precinct applies) to maintain the established character of rural residential areas and ensure sufficient land is available for on-site waste water disposal.</p> <p>The subject land is appropriately contained in the Rural Residential A Precinct of the Rural Residential Zone, which has a minimum lot size of 1 ha, having regard to the natural values and constraints of the land and the larger lot sizes in the immediate vicinity. It should be noted that the assessment of these values and constraints play a key role in the development assessment process and subsequently, the development potential of land.</p>		<p>width of the access for a battle-axe lot or access easement in the Rural Residential A Precinct of the Rural Residential Zone from 20 to 10 metres.</p> <p>4. Amend the planning scheme to reduce the width of access for a battle-axe lot or access easement in the Rural Residential Zone (where no precinct applies) from 15 to 10m.</p>	
<p>PLSS18/000019</p>	<p>The submission requests that the draft Planning Scheme be amended to enable the subdivision of land (4ha) at 299-315 Boomerang Road, Tamborine (Lot 43 on RP132663).</p> 	<p><i>Creation of Additional Lots in the Regional Landscape and Rural Production Area</i></p> <p>Under the draft Planning Scheme, the land is included in the Rural Residential Zone - Rural Residential A Precinct and in accordance with the Overlay Map 13 OM13 - Minimum Lot Size, no further lots are proposed to be created.</p> <p>Under the SEQ Regional Plan, the site is included in the Regional Landscape and Rural Production Area. The draft Planning Scheme is required to reflect the policy of SEQ Regional Plan, which seeks to prevent the further fragmentation of land in this regional land use category. The regulatory provisions that supports this policy seeks in general to prohibit the creation of new lots under 100 ha (except where in a rural precinct). Accordingly, there is no scope in the draft Planning Scheme to enable the creation of new rural residential lots in the Regional Landscape and Rural Production Area.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>
<p>PLSS18/000028</p>	<p>The submission requests the ability to subdivide Lot 1 on RP140936 at 151-153 Sundown Court, Tamborine (10 hectares) to create an additional 2.5 ha lot.</p>	<p><i>Creation of Additional Lots in the Tamborine Investigation Area</i></p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

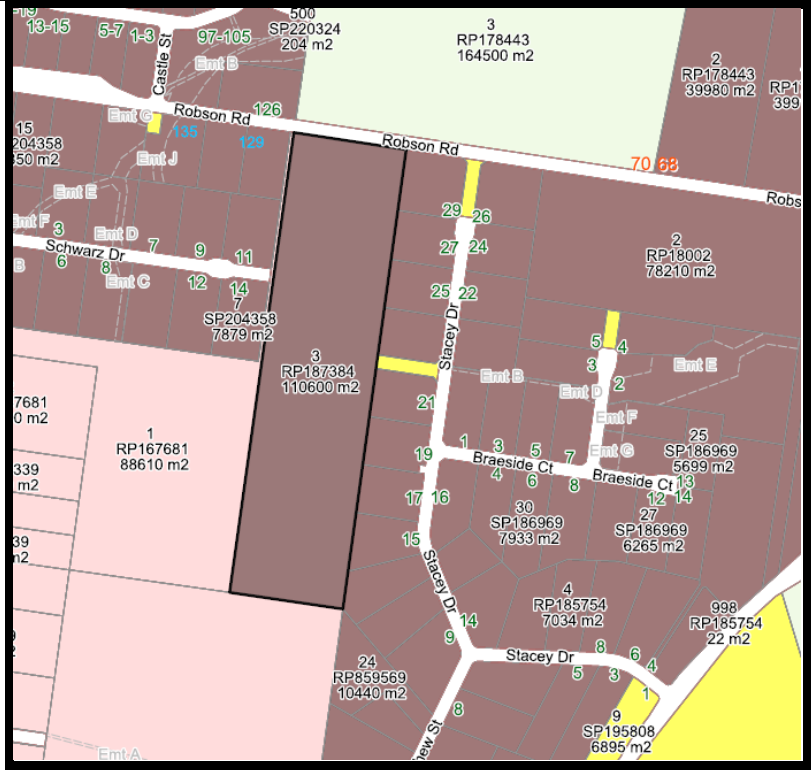
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<p>The land is included in the Rural Residential Zone - Rural Residential A Precinct and is within the Tamborine Investigation Area identified on <i>Strategic Framework Map SFM-01 - Communities and Character</i>.</p> <p>At this stage, the draft Planning Scheme does not support the creation of new lots at Tamborine (please refer to the Tamborine Investigation Area policy of the Strategic Framework). The policy of the draft Planning Scheme requires that an investigation of the Tamborine Rural Living Area be undertaken prior to considering any potential rural residential re-subdivision opportunities. . This investigation will include an analysis of constraints and values such as natural hazards and biodiversity, and will involve a separate community consultation process to obtain feedback from the community to consider in the development of planning policy. Until such time that an investigation is undertaken, and the outcomes of the investigation identify any potential re-subdivision opportunities exist, the draft Planning Scheme seeks to uphold the current planning policy in not supporting the creation of any additional lots. It is not proposed to amend the draft Planning Scheme to support or prohibit potential rural residential re-subdivision opportunities in the absence of considered land use planning policy.</p>			
PLSS18/000049	<p>The submission seeks the ability to subdivide Lot 2 on SP213653 at 192-198 Tamborine Mountain Road, Tamborine (approximately 2ha) to either 5000m² or 1 ha in light of smaller rural residential lots previously approved in the area (i.e. Riemore Downs). It is considered that further subdivision is warranted as a result of increasing traffic along Tamborine Mountain Road, which results in noise generation that is impacting on residential amenity. The submission cites other smaller lot sizes in the vicinity such as Yarrabilba, Riemore and the surrounding area, and seeks a similar rural residential subdivision opportunity.</p>				

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<p>PLSS18/000089</p>	<p>The submission seeks the inclusion of Lot 2 on RP847726 at 41-47 Sundown Court, Tamborine within the Acreage Area designation under the draft Strategic Framework. The property is a corner lot with access via Carlie Court. The zoning in the draft Planning Scheme is Rural Residential Zone - Rural Residential A Precinct. The <i>Strategic Framework Map SFM-01</i> includes the land in the Tamborine Investigation Area.</p> <p>The submission notes that the creation of additional lots is not currently supported and that any future development must reflect the intent of the land. This is of fundamental concern to the submission. The submission finds that the land is unconstrained by the Overlays of the draft Planning Scheme, and can be developed to allow additional rural residential lots, through infill development, while also supporting the township of Tamborine which is largely dormant. This would benefit the local community by allowing for additional lots, which would also support the development of the village centre. Both adjoining roads are sealed and of a standard that will be able to service infill development.</p> <p>The submission suggests that the Tamborine area is suited to a minimum lot size of 3000m², which is proposed for Tamborine Mountain for rural residential development. Furthermore, the submission does not consider the minimum frontage of 55 metres to be appropriate, identifying that for lots of 3000m² or more, the design will result in square lots. A suggested alternative is a frontage to depth ratio of 1:3 whereby for lots 3000m², a minimum frontage is 30 metres provides a better design, however an average frontage is desirable to provide flexibility for irregular and/or difficult sites.</p> <p>The submission seeks support from Council to make the suggested amendments to the draft Planning Scheme, rather than as a future amendment following the Scheme's adoption.</p>	<p><i>Creation of Additional Lots in the Tamborine Investigation Area</i></p> <p>Please refer to the Analysis of PLSS18/000028 regarding the creation of additional lots in the Tamborine Investigation Area.</p> <p><i>Dimensions of Rural Residential Zone Lots</i></p> <p>The concerns raised regarding the minimum frontage and access widths for rural residential lots are noted. In response to the concerns raised in the submission, these lot dimensions are proposed to be revised in the draft Planning Scheme to cater for more traditional depth to width ratios and practical access widths, and also to ensure that development is in keeping with the existing character of rural residential areas.</p> <p>The proposed changes to the policy for frontage and access widths in the Rural Residential Zone involve:</p> <ol style="list-style-type: none"> 1. Reducing the minimum frontage width from 55 to 40 metres and the minimum width of access easement / access handles to rear lots to 10 from 15 metres (where no precinct applies). It is noted that this frontage width will apply to the increase in lot size from 3,000 to 4,000m² in the zone; and 2. Reducing the minimum frontage width from 70 to 50 metres and the minimum width of access easements / access handles to rear lots from 20 to 10 metres in the Rural Residential A Precinct. <p>It is also proposed to include the minimum frontage and access handle / easement requirements as an Acceptable Outcome only (rather than being prescribed in a Performance Outcome, Overall Outcome, or Strategic Outcome as originally proposed). This approach enables more flexibility to allow appropriate alternative design solutions.</p>	<p>No</p>	<ol style="list-style-type: none"> 1. Amend the planning scheme to reduce the frontage for lots in the Rural Residential A Precinct of the Rural Residential Zone from 70 to 50 metres. 2. Amend the planning scheme to reduce the frontage for lots in the Rural Residential Zone (where no precinct applies) from 55 to 40 metres. 3. Amend the planning scheme to reduce the width of the 	<p>Yes</p>

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>In summary, the submission seeks consideration of:</p> <ol style="list-style-type: none"> 1. Amending the Strategic Framework and mapping by excluding the land in the Tamborine Investigation Area on the <i>Strategic Framework Map SFM-01</i> and including it in the Acreage Area designation; 2. Including the subject land and surrounding lots in the designated 3000m² minimum lot size area, shown Overlay Map 13; and 3. In the Reconfiguring a Lot Code, amending the code to allow a reduction in the frontage width for 3000m² to 30 metres. 			<p>access for a rear lot or access easement in the Rural Residential A Precinct of the Rural Residential Zone from 20 to 10 metres.</p> <p>4. Amend the planning scheme to reduce the width of access for a rear lot or access easement in the Rural Residential Zone (where no precinct applies) from 15 to 10 metres.</p>	
PLSS18/000090	<p>The submission seeks the inclusion of the land at 254-260 Tamborine Mountain Road, Tamborine (Lot 33 on SP230689) within the Acreage Area designation under the draft Strategic Framework. The submission notes that the State government included much of Tamborine in the Rural Living Area in the SEQ Regional Plan released in 2017. The front 2.3 hectares of the property has been included in the Rural Living Area, with the balance being identified as Regional Landscape and Rural Production Area.</p>	<p><i>Creation of Additional Lots in the Tamborine Investigation Area</i></p> <p>Please refer to the Analysis of PLSS18/000028 regarding the creation of additional lots in the Tamborine Investigation Area.</p> <p>It is noted that rear of the site is located in the Regional Landscape and Rural Production Area under the SEQ Regional Plan. The draft Planning Scheme is required to reflect the policy of SEQ Regional Plan, which seeks to prevent the further fragmentation of land in this regional land use category. The regulatory provisions that supports this policy seeks in general to prohibit the creation of new lots under 100 ha (except where in a rural precinct). Accordingly, there is no scope in the draft Planning Scheme to enable the creation of new rural residential lots on that part of the site in the Regional Landscape and Rural Production Area.</p> <p><i>Dimensions of Rural Residential Zone Lots</i></p> <p>Please refer to the Analysis of PLSS18/000089 regarding the dimensions of rural residential zoned lots.</p>	No	<ol style="list-style-type: none"> 1. Amend the planning scheme to reduce the frontage for lots in the Rural Residential A Precinct of the Rural Residential Zone from 70 to 50 metres. 2. Amend the planning scheme to reduce the frontage for lots in the Rural Residential Zone (where no precinct applies) from 55 to 40 metres. 	Yes

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	 <p><i>Strategic Framework Map SFM-01</i> includes the front part of the land in the Tamborine Investigation Area and the balance in the Rural Area. The submission raises concerns that the creation of additional lots is not currently supported.</p> <p>The submission notes that the front portion of the land is currently being used for rural residential purposes and that a Rural Residential zoning would better reflect the purpose of the land. The submission proposes a boundary that aligns with the SEQ Regional Plan boundary for the Rural Living Area, which would allow subdivision of the front part of the land from the balance rural land. This would also require an amendment of the Minimum Lot Size Area on Overlay Map 13. The submission contends that enabling this infill development will support the much needed future development of the Tamborine township.</p> <p>The submission also recommends that Council reconsider the minimum frontage requirements that are currently proposed and provide flexibility to allow for alternative design solutions. A ratio of 4 to 1 with a minimum frontage of 50 metres is recommended.</p> <p>In summary, the submission seeks consideration of:</p> <ol style="list-style-type: none"> 1. Amending the Strategic Framework to exclude the land from the Tamborine Investigation Area on the <i>Strategic Framework Map SFM-01</i> and include it in the Acreage Area designation; 2. Including the front 2.3 hectares of the subject land in the Rural Residential Zone - Rural Residential A Precinct, consistent with the adjacent lots; 3. Including the subject land and adjoining lots be included in the designated 1 ha minimum lot area shown on Overlay Map 13; and 4. Amend the Reconfiguration of a Lot Code to allow the creation of 1 hectare lots in this locality with a minimum frontage width of 50 metres. 			<ol style="list-style-type: none"> 3. Amend the planning scheme to reduce the width of the access for a rear lot or access easement in the Rural Residential A Precinct of the Rural Residential Zone from 20 to 10 metres. 4. Amend the planning scheme to reduce the width of access for a rear lot or access easement in the Rural Residential Zone (where no precinct applies) from 15 to 10 metres. 	
PLSS18/000191	<p>The submission is in support of subdivision in the Tamborine Investigation Area.</p> <p>A disconnect between newer and older rural residential estate in relation to lot sizes is noted and contends that any subdivision in the Tamborine Rural Living Area should enable the following:</p>	<p>The key points of the submission and the desired nature of future development at Tamborine is noted.</p> <p>Please refer to the Analysis of PLSS18/000028 regarding the creation of additional lots in the Tamborine Investigation Area.</p>	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> Allowance for subdivision consistent with the Rural Residential Zone - Rural Residential A Precinct (i.e. 1 ha lot sizes); Ensure significant flora and fauna is retained as part of any development; Reduce bushfire hazard through vegetation thinning; Create an identity for the Tamborine Rural Living Area and retain rural character. 				
PLSS18/000155	<p>The submission raises concerns about the 3000m² minimum lot size applying to land in the Stacey Drive area at Boonah. The submission objects to the proposed changes to the Rural Residential Zone minimum lot size from 1 acre (4000m²) to ¾ acre (3000m²). The land was purchased because of the rural nature of the area and the adjacent development involved an approved subdivision on Lot 3 RP187384 for 22 one acre (4000m²) lots.</p> <p>The submission does not object to this development apart from the originally approved access point. The concern is that the reduction in minimum lot size will enable further subdivision that will not be in keeping with the surrounding established area bordered by Hoya Road, Robson Road and Stacey Drive. With a reduction of lot size and increase in over 30 dwellings, an increase in traffic will negatively impact existing residences at Stacey Drive (and the construction of dwellings will cause damage to the road surface of existing roads). Should the Council decide to approve changes from the approved 1 acre to ¾ acre on the western side of Stacey Drive, it should be a condition that roadway access to the subdivision be made from Robson Road and provisions for greenspace (park) and footpath access to Hoya Road from Stacey Drive should be conditioned to allow residents from Stacey Drive access to Hoya Road and to the Boonah township.</p> <p>Access from Stacey Drive to Ipswich-Boonah Road presents a dangerous situation being situated at the crest of a hill, with many close calls with speeding vehicles noted by residents.</p> <p>It is submitted that rural residential developments should be in keeping with the surrounding area, with lot sizes of similar proportions. It is considered that there is sufficient land in the low -density residential area for standard size blocks and there is ample supply of residential land in Boonah.</p>	<p>Council issued a Development Permit for Reconfiguring a Lot at 121 Robson Road, Boonah (Lot 3 on RP187384) (RLBn14/014) in 2015 as it was considered to satisfactorily address the relevant codes and elements of the <i>Boonah Shire Planning Scheme 2006</i>. The concerns raised in public submissions were also addressed at the time as part of the assessment of the application.</p> <p>The approved development did not enable access to Robson Road because the development site adjoins the top of a crest and is therefore not considered a safe place to locate an intersection. A new intersection at Stacey Drive and Robson Road approximately 100 metres east of that site may occur in the future should Robson Road be upgraded.</p> <p>The minimum lot size for the Rural Residential Zone (where no precinct applies) has been reviewed in response to submissions and it is considered that the minimum lot size should be raised to 4,000m². An increase is proposed as it is recognised that in some locations, a 3,000m² lot size will enable the re-subdivision of rural residential land in established areas and lead to development outcomes that are potentially inconsistent with the established character and development pattern of these areas. A minimum lot size of 4,000m² would also result in less risk of environmental impacts resulting from on-site waste water disposal.</p>	No	1. Amend the planning scheme to increase the minimum lot size in the Rural Residential Zone (where no precinct applies) from 3,000m ² to 4,000m ² .	Yes

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PLSS18/000157	<p>The submission raises concerns about the 3000m² minimum lot size applying to land in the Stacey Drive area at Boonah. The submission does not support a minimum lot size less than 1 acre and raises concerns that the reduction in lot size will mean more lots and more traffic.</p>				
PLSS18/000179	<p>The submission raises concerns about the 3000m² minimum lot size applying to land in the Stacey Drive area at Boonah and seeks that new subdivisions should be similar to existing development. The submission notes that an increase in lots will result in increased traffic at the Boonah-Ipswich Road and Stacey Drive intersection and that there is no need to reduce the size of rural residential lots as land is not in short supply and people like the area for the size of land blocks.</p>				
PLSS18/000188	<p>The submission raises concerns about the approved subdivision on Lot 3 RP187384 at Stacey Drive, Boonah. The submission is concerned that the increased traffic associated with the development will impact on the Stacey Drive and Boonah-Ipswich Road intersection, which is dangerous because it is turning out into a 80kph zone with limited vision because of the steepness of the hill in both direction.</p> <p>The submission notes that increased traffic on Stacey Drive would require the speed limit reduced to 60kph to at least the bottom of the hill past the Boonah Valley Motel on the Ipswich side.</p>				
PLSS18/000194	<p>The submission objects to the subdivision which was approved by Council for initially one acre blocks to the first developer then on sold to a second developer and then downsized to three quarter acre blocks. There is concern that the 3000m² minimum lot size in the draft Planning Scheme will lead to a third developer downsizing to smaller blocks.</p> <p>This will increase the traffic flow on Stacey Drive and at the intersection of Stacey Drive and Boonah-Ipswich Road. This intersection is now extremely dangerous because of the blind spot and the 80kph speed limit from below the Vue Motel. To</p>				

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	<p>further increase traffic will encourage traffic to rat run from Hoya Roads two housing estates via Stacey Drive onto Ipswich Boonah Road.</p> <p>The submission seeks:</p> <ul style="list-style-type: none"> • access to Robson Road be opened from the proposed estate; • block off all vehicle access to Stacey Drive from proposed estate; • only provide footpath access to Stacey Drive if required. 				
PLSS18/000213	<p>The submission raises concerns about the approved subdivision on Lot 3 RP187384 at Stacey Drive, Boonah. The submission objects to the development that was approved and is concerned that further subdivision at this location to an increased yield will occur as a result of the proposed 3000m² minimum lot size in the Rural Residential Zone (Where No Precinct Applies).</p>				
PLSS18/000281	<p>The submission is concerned about the proposed reduction of the minimum lot size in the Rural Residential Zone to 3000m². It is considered that residents who live in rural residential areas do so because they choose to purchase larger blocks and have that bit of extra space. This would potentially lead to the further subdivision of existing rural residential areas and this is unfair to existing homeowners who would not have any say in this process under which the entire nature of the neighbourhood could be changed.</p> <p>Further, it is submitted that new rural residential developments that adjoin existing rural residential developments should have a minimum lot size similar to those existing lots (in many cases, 4000m²), as having a different type of development placed next to existing houses impacts on the existing neighbourhood. It is considered unfair to existing land owners if the minimum lot sizes change without a zoning change because it is not a transparent change that alters the neighbourhood, as opposed to an obvious zoning change.</p> <p>A minimum lot size of 4000m² in the Rural Residential Zone, especially when a development adjoins an existing rural residential development, is sought.</p> <p>The submission also raises concerns about an approved development at 121 Robson Road, Boonah, which if Council adopts the 3000m² minimum lot size, could change from 22 lots to over 30. The submission is concerned that in this case, traffic would at least double on Stacey Drive, Boonah and pressure from this road would be mostly felt on the Boonah-Ipswich Road and Stacey Drive intersection. It is considered that this intersection is already dangerous as it is located on the crest of a hill and the turning lane into Stacey Drive often has cars parked in it illegally making it even more hazardous in terms of visibility.</p> <p>It is requested that the draft Planning Scheme takes into account the increased traffic impacts of the proposed smaller lot sizes and takes steps to ensure other access options are investigated. In the case of developments attached to Stacey Drive, the submission would like to see access coming from Robson Road as the intersection with Boonah-Ipswich Road would be a safer alternative.</p>				
PLSS18/000140	<p>The submission expresses concern that the approved development for 22 lots of approximately 4000m² will take advantage of the new draft Planning Scheme (by further subdivision) which will allow a 3000m² minimum lot size at this location. This would result in more lots and traffic and there are already lots of traffic issues in this area.</p>				
PLSS18/000146	<p>The submission raises concerns about the 3000m² minimum lot size applying to land in the Stacey Drive area at Boonah. The submitters have bought property and moved into the Stacey Drive area based on the understanding that there would be</p>				

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	<p>no smaller lots adjacent to their land. It is contended that Stacey Drive is not suitable for extra traffic flow and any access to new development should be from Robson Road or Hoya Road. Access from Stacey Drive onto Boonah - Ipswich Road, is already dangerous. Merging onto 80kph traffic flow. Extra traffic using Stacey Drive could be up to 50 more cars, thereby completely spoiling the quiet and peaceful area. It is requested that Council reconsider the 3000m² minimum lot size at this location.</p>				
PLSS18/000153	<p>The submission raises concern about the 3000m² minimum lot size applying to land in the Stacey Drive area at Boonah. Specifically, lots no larger than 1 acre must have access to Robson Road and Schwarz Street (or both).</p> <p>The submission states at present, there are 55 houses in Stacey Drive, Matthew, Andrew and Braeside Courts and Atwood Street whose only access is via Stacey Drive at a very dangerous intersection with Boonah-Ipswich Road, where the speed limit should be 60kph, rather than 80kph.</p>				

8. Tamborine Mountain - Environmental Matters

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000063	<p>The submission is concerned about the policy for the protection of biodiversity in the draft Planning Scheme and raises the following matters for consideration:</p> <ol style="list-style-type: none"> <i>Broad scale State mapping issues</i> - The broad scale mapping to identify regional ecosystem parcels at > 20ha scale has resulted in the exclusion of previously mapped parcels at > 2ha scale provided in the Tamborine Mountain Escarpment Management Project for the development of the <i>Beaudesert Shire Planning Scheme 2007</i>. The submission is concerned that this fine detailed mapping and the information data base has not informed the Environmental Significance Overlay mapping and is therefore less reliable. Essential and desirable wildlife corridors across the plateau were also identified in the Tamborine Mountain Escarpment Management Project to link fragmented sections of the National Park estate, which are similarly not reflected in the Overlay. The submission raises concerns about the Tamborine Mountain Vegetation Management Layer and that Tree Protection Bylaws have not been applied in the draft Planning Scheme. The draft Planning Scheme needs to be consistent with the old Beaudesert Shire Planning Scheme layers for Tamborine Mountain, the desired outcomes of the State mapping and vegetation classifications for the area and also reflect the level of vegetation protection applied by the adjoining Gold Coast City Council area, which has Vegetation Protection by laws. <i>Tamborine Mountain Escarpment</i> - The draft Planning Scheme fails to recognise and adequately protect the significant natural values of the Tamborine Mountain escarpment as a result of removing the 'Escarpment Protection' zoning previously applied and replacing it with a Rural Escarpment Zoning with a focus on housing and development rather than environmental protection. <i>Conservation Zone</i> - The only Conservation Zones remaining in the draft Planning Scheme are the State protected National Park reserves, which make up 90% of the Tamborine Mountain escarpment. The very high bushfire hazard, increasing seasonal dryness and maximum temperatures associated with climate change and the steep slopes and often unstable geology for building on make the escarpment land unsuitable for any development. <i>Tamborine Investigation Area</i> - The Tamborine Investigation Area is a concern and should be included for a holistic town planning approach as there is little detail provided. Concern that future development will not maintain a sense of community and character and result in a place like Yarrabilba. <i>Mundoolun Wetlands</i> - The Mundoolun wetlands are of very high conservation value and of high flood hazard and should not be developed for rural housing. <i>Significant and Heritage Tree register</i> - The current three layers of various government vegetation legislation, including the local tree protection by-laws do not adequately cover all the classes or varieties of important vegetation on Tamborine Mountain. Heritage trees and patches of native vegetation on private properties should be covered in a significant and heritage tree register. Examples include the numerous large cycads on private properties in Knoll Road, Main and Kidd Street. 	<p>The submitter's expertise and knowledge regarding the mapping detail of the Tamborine Mountain locality, together with concerns about the Vegetation Management Area removal, escarpment protection, Tamborine Investigation Area, secondary dwellings and increased population are noted. The below response is provided in response to the concerns raised.</p> <ol style="list-style-type: none"> The data relied on in the Overlays were either informed by region or catchment-wide studies or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site, and subsequently, the potential impact of development on this value. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data. For example, since the preparation of the draft Planning Scheme for community consultation, data sets that inform Matters of State Environmental Significance and Agricultural Land Classification (ALC) Class A and Class B have been updated by the State government. Accordingly, the mapping informing the Environmental Significance Overlay and Agricultural Land Overlay have been updated to incorporate this latest data. It is noted that the submitter has contributed to significant scientific research and planning work for the Tamborine Mountain Escarpment Flora and Fauna Study (Chenoweth Environmental Planning & Landscape Architecture, 2001). This study provided important data and recommendations that informed the <i>Beaudesert Shire Planning Scheme 2007</i>, specifically in relation to the Escarpment Protection Area Precinct, the Landscape Amenity Area and the Vegetation Management Area mapping overlays and relevant planning scheme codes. While there is merit in increasing connectivity of key corridor links in the region, this recommendation is out of scope of the initial version of the Planning Scheme. However, further refinement of the region's Matters of Local Environmental Significance may be undertaken by Council in the future as part of a separate study. The Vegetation Management Area, included in the Nature Conservation Overlay of the current <i>Beaudesert Shire Planning Scheme 2007</i>, does not contain region-wide features and is subject to a number of vegetation clearing exemptions, which in certain instances may not provide for the protection of biodiversity that is sought to be achieved. The identification and protection of additional environmental values than those currently identified in the Environmental Significance Overlay is outside of the scope of the initial version of the draft Planning Scheme. However, in the absence of any further detailed region-wide biodiversity policy at this current time, the retention of the policy of the Vegetation Management Area from the existing <i>Beaudesert Shire Planning Scheme 2007</i> is proposed to be carried forward into the draft Planning Scheme as an interim solution. The Rural Escarpment Precinct of the Rural Zone has been reviewed in response to the submissions received and an increase in the level of assessment for certain uses from accepted to code assessable development is recommended. Cropping, Intensive animal industry and 	Yes	<ol style="list-style-type: none"> Amend Environmental Significance Overlay to include updated Matters of State Environmental Significance mapping from the State government. Include the current policy of the Vegetation Management Area from the Nature Conservation Overlay of the <i>Beaudesert Shire Planning Scheme 2007</i> as an interim solution in the Environmental Significance Overlay to protect native vegetation that is not mapped subject to the <i>exempt clearing</i> provisions. Refer to above response. Amend name of Rural Escarpment Precinct to 'Rural Escarpment Protection Precinct' and increase the assessment level from accepted to code assessable development for <i>Cropping, Intensive animal industry and Permanent</i> 	Yes

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>9. <i>Secondary dwellings</i> - The submission objects to secondary dwellings as accepted development on lots greater than 2,000m² on Tamborine Mountain due to lack of water and sewer infrastructure. Concerns are raised that the second dwelling process is now not often used for a genuine 'granny flat' and will overall greatly increase the population living on Tamborine Mountain.</p> <p>10. The submission is concerned that the policy of the draft Planning Scheme will result in a greatly increased population on Tamborine Mountain and therefore negatively impact the conservation values and long-term viability of this special place. It is requested that Council strives to get the balance right between development at all costs and the protection of Tamborine Mountain's regionally significant natural values and ensure proper development and building approval processes are implemented before the very things that bring local residents and the millions of visitors to the mountain every year is destroyed under their watch.</p>	<p>Permanent plantations, which have the potential to cause environmental impacts, are proposed to be elevated to code assessable development.</p> <p>Any development in the Rural Escarpment Precinct is to be of a low intensity and protect the regionally significant natural landscape and environmental values of the land. The code seeks to protect or enhance natural landscape values; maintain or enhance vegetation cover; only allow for a small and low intensity scale of development and not detract from the amenity of adjoining premises. The submission's concern about the loss of "protection" in the draft Planning Scheme in relation to the Rural Escarpment Precinct (compared to the current <i>Beaudesert Shire Planning Scheme 2007</i>) is addressed in more detail below.</p> <ul style="list-style-type: none"> • The same building setback (10 metres) is required under the draft Zone Code; • The reference to development being low-impact and maintain nature, scenic and landscape character values is maintained in PO4(2), being development is of a small scale and low intensity to protect the natural landscape and values of the precinct; and (3) maintains and enhances vegetation cover of the site; • The requirement that development addresses the maintenance and protection of existing undeveloped landscape character comprising of forested areas and a mixed farming environment by retaining vegetation and rehabilitating cleared areas, is similarly included in the draft Planning Scheme's PO4 (Land Uses); • The protection of development in a mixed farming environment has not specifically been transferred to the draft Planning Scheme, however components of it are included in the draft PO2, PO3 and PO4 (and where relevant, the associated Acceptable Outcomes); and • In relation to building height, bulk and setback, the draft Planning Scheme's PO1 'Built Form and Urban Design' provides similar requirements. <p>Further, the word 'Protection' will be reinstated in the naming of the precinct to highlight the intent of the precinct (i.e. Rural Escarpment Protection Precinct).</p> <p>5. <i>Conservation Zone</i> - The Conservation Zone provides for a limited range of development having regard to the significant natural and landscape values of this land. Furthermore, the many Overlays that apply to this land will trigger certain development to be assessable and/or to limit development. Notwithstanding, it is proposed to increase the assessment level of Animal husbandry from accepted to code assessable development in the Conservation Zone. It also proposed to increase the assessment level of Nature-based tourism from code to impact assessment in the Zone, except where involving an extension to an existing lawful use which will remain as code assessable development.</p> <p>6. <i>Tamborine Investigation Area</i> - The submission's concerns about the Tamborine Investigation Area and the undertaking of holistic land use planning is noted. The policy of the draft Planning Scheme requires that an investigation of the Tamborine Rural Living Area (of the SEQ Regional Plan) be undertaken prior to considering any potential rural residential re-subdivision opportunities (please refer to Strategic Framework, Section 3.4.1 Strategic Intent - Investigation Areas). Until such time that an investigation is undertaken and the outcomes of the investigation identify any potential opportunities, the draft Planning Scheme seeks to uphold the</p>		<p><i>plantation</i> in the Precinct.</p> <p>5. Increase the assessment levels in the Conservation Zone for the following land uses:</p> <ul style="list-style-type: none"> • <i>Animal husbandry</i> from accepted to code; • <i>Nature-based tourism</i> from code to impact, except where involving the extension of an existing facility which is to remain as code assessment. <p>6. No change.</p> <p>7. No change.</p> <p>8. No change.</p> <p>9. No change.</p> <p>10. Amend the relevant sections of the draft Planning Scheme to preclude further residential subdivision on Tamborine Mountain until further investigation is undertaken.</p>	

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		<p>current planning policy in not supporting the creation of any additional lots. It should be noted that a Rural Living Area under the SEQ Regional Plan accommodates a rural residential and not an urban development form.</p> <p>Any future investigation would involve extensive consultation during the initial planning and visioning stage, as well as consultation on any proposed planning scheme amendments. Minor amendments to the wording of the Tamborine Investigation Area in Section 3.4.1 are proposed for clarity and transparency of the investigation, including outlining additional matters to be considered in the investigation and highlighting the importance of community engagement in the process.</p> <p>7. The existing rural residential development in the vicinity of the Mundoolun Wetlands at Tamborine (Reimore Downs) reflects a previous development approval and responded to flood natural hazard based on the best practice flood modelling available at the time.</p> <p>8. <i>Tree register</i> – The submission's suggestion about certain species being listed on a tree register is noted. The establishment of a Tree Register is however outside the scope of the initial version of the Planning Scheme. Trees must meet the criteria for having local cultural heritage significance to be considered for inclusion in the Local Heritage Register. Please refer to Council's Local Heritage Register on its website for further information.</p> <p>9. The submission's concerns regarding <i>secondary dwellings</i> are noted. <i>Secondary dwellings</i> are incorporated within the <i>Dwelling house</i> land use definition (not <i>Dual occupancy</i>) and its Gross Floor Area is limited to 60m² within an acceptable outcome to help ensure the development is used for its intended purpose. There is no minimum site area for the development of a <i>secondary dwelling</i>, however, wastewater treatment and disposal systems for all development on a site must also meet the requirements of the <i>Plumbing and Drainage Act 2018</i>, which legislates that on-site wastewater treatment systems meet the required environmental standards.</p> <p>10. The submission's concerns regarding population growth are noted. The proposed policy for subdivision on Tamborine Mountain that was included in the consultation draft was intent on facilitating limited growth via infill rural residential development while also seeking to protect the environmental values and existing character and amenity of the locality. However, the public consultation process raised a number of matters in regards to the proposed subdivision policy that require more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken prior to the implementation of any new policy. Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. This change will preclude all residential subdivision on Tamborine Mountain.</p>			
PLSS18/000288	The submission raises the following matters about the draft Planning Scheme:	The below is provided in response to the matters raised in the submission.	Yes	1. No change.	Yes

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	<p>1. <i>Natural Environment</i> - The draft Planning Scheme recognises the importance of the natural environment in its 'Strategic Vision' 3.3 and 3.6.1 'Strategic Intent' recognises the region as a biodiversity hotspot containing remnant vegetation, regrowth, corridors, World Heritage rainforests, wetlands and waterways and acknowledges the dependence on ecosystems and the need to protect these values. This objective is consistent with, and cascades from, the vision of the revised <i>Community Plan 2011-2026</i>, which also acknowledges the need to protect these values from the challenges of growth. Therefore in view of the pressure from growth such as population increase, more development and higher visitation, to actually deliver the stated objectives and desired outcomes, the new Planning Scheme should have a stronger focus on protection of the natural environment and definitely not become weaker than the current <i>Beaudesert Shire Planning Scheme 2007</i>. The submission states that environmental protection is weaker in the draft Planning Scheme and a review of this aspect may be helpful in delivering better environmental outcomes that are consistent with the vision and strategies of the plan. Among the issues include: there is no protection for any vegetation outside mapped areas; there is no protection or recognition of significant, habitat, heritage, amenity and cultural value trees.</p> <p>2. <i>Vegetation Management Area</i> - The current <i>Beaudesert Shire Planning Scheme 2007</i> provides protection for significant trees, habitat trees, trees above set dimensions, non-native trees and those having value and amenity. The Strategic Vision for Tamborine Mountain prescribes a green sanctuary and scenic beauty. This encompasses areas outside the mapped vegetation, which require protection. Under the draft Planning Scheme there is none.</p> <p>3. <i>Landscape Amenity Area</i> - The current <i>Beaudesert Shire Planning Scheme 2007</i> provides protection of the scenic amenity values and protects vegetation and ridgelines.</p> <p>4. <i>Exemptions and triggers for Clearing and Operational Works</i> - These should be more stringent but at least maintaining the current <i>Beaudesert Shire Planning Scheme 2007</i> criteria but this is not the case because there are examples of significantly weaker regulation than the current planning scheme. For example, previously exempted clearing was within 5 metres of a range of uses including as fixed structure and keeping of animals, now it has doubled to 10 metres without any justification.</p> <p>5. <i>Ecological Assessments Policy</i> - These are acknowledged as an integral part of the development design and assessment process yet the new Policy 5 is weaker since it exempts all accepted development whereas <i>Beaudesert Shire Planning Scheme 2007</i> triggered on the basis of adverse impacts on the ecological features and nature conservation values of any site. The principle that accepted development cannot cause adverse environmental impacts on site or cumulatively is clearly totally wrong and incorrect and indicates that this policy is weak and based on false assumptions.</p> <p>6. <i>Waterways and Catchments</i> - Buffer zones seem to have been reduced from that of the <i>Beaudesert Shire Planning Scheme 2007</i>.</p> <p>7. <i>Bushfire Hazard Overlay</i> - Incorporates modelling for climate change as per flood modelling.</p> <p>8. <i>Mapping</i> - As this forms the basis of environmental protection, it should be adaptive and flexible to new information, biodiversity surveys and the impact of climate change.</p>	<p>1. The submission's acknowledgement of the recognition of the region in the Strategic Framework as a biodiversity hotspot and the need to protect its natural values is noted. The submission's concerns with population increase, growth and higher visitation affecting the protection of the environment and the weakening of the current protections are also noted, as is the submission's conclusion that the vision and strategies are not aligned with the predicted delivery of the plan. Vegetation protection and recognition of significant trees is addressed in the analysis of the below submission matter.</p> <p>2. The removal of the <i>Vegetation Management Area</i> (VMA) of the Nature Conservation Overlay under the current <i>Beaudesert Shire Planning Scheme 2007</i> has been specifically raised as a weakening of protection afforded to significant, habitat, heritage, amenity and cultural value trees. It should be noted that the VMA is not region-wide policy and affects only Tamborine Mountain and parts of Tamborine. The balance of the VMA coverage (as it originally applied) is located in that part of the planning scheme area in Logan City Council area. The identification and protection of additional environmental values than those currently identified in the Environmental Significance Overlay is outside of the scope of the initial version of the draft Planning Scheme. However, in the absence of any further detailed region-wide biodiversity policy at this current time, the retention of the policy of the VMA of the Nature Conservation Overlay from the existing <i>Beaudesert Shire Planning Scheme 2007</i> is proposed to be carried forward into the draft Planning Scheme as an interim solution.</p> <p>3. <i>Landscape Amenity Area</i> - The Landscape Amenity Area of the Nature Conservation Overlay of the current <i>Beaudesert Shire Planning Scheme 2007</i>, seeks the protection and enhancement of scenic, recreational and tourism values and conservation of the visual amenity and habitat of significant flora and fauna in the mapped Landscape Amenity Area.</p> <p>Under the draft Planning Scheme, the purpose of the Rural Escarpment Precinct will be achieved through:</p> <p><i>"Development - facilitates very low intensity activities that protect the regionally significant natural landscape and environmental values of the precinct"</i>.</p> <p>Following feedback from the community, an increase in the assessment level for certain development from accepted to code assessment is recommended for Cropping, Intensive animal industry and Permanent plantations, which have the potential to cause environmental impacts. Please also refer to the analysis provided for PLSS18/000063(4).</p> <p>It should be noted that the policy of that part of the Landscape Amenity Area currently mapped on the plateau of Tamborine Mountain is not reflected in the draft Planning Scheme. However, the combination of the reinstatement of the VMA and the amenity policy of the Strategic Framework and the Zone Codes will seek to ensure that amenity matters are considered as part of the development assessment process.</p> <p>4. Clearing of native vegetation under the draft Planning Scheme is managed using the assessment benchmarks of the Environmental Significance Overlay and the <i>exempt clearing</i> definition in Schedule 1. Minor adjustments have been made to the <i>exempt clearing</i> definition that offer additional protection to habitat and vegetation, in particular in residential and rural</p>		<p>2. Amend the draft Planning Scheme to reinstate the current policy of the Vegetation Management Area of the Nature Conservation Overlay from the <i>Beaudesert Shire Planning Scheme 2007</i> as an interim solution to protect certain sized <i>native vegetation</i> that is not mapped subject to the <i>exempt clearing</i> provisions.</p> <p>3. Amend the draft Planning Scheme to change the name of Rural Escarpment Precinct to 'Rural Escarpment Protection Precinct' and increase the assessment level from accepted to code assessment for <i>Cropping, Intensive animal industry and Permanent plantations</i> in the Precinct.</p> <p>4. Amend the <i>exempt clearing</i> definition in accordance with the tracked changes to the definition shown in Schedule 1.</p> <p>5. No change.</p> <p>6. No change.</p>	

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	<p>9. <i>Conservation Zones</i> - Animal husbandry and Permanent plantations are accepted development. These activities have the potential to cause significant environmental impacts and are not appropriate development in an area that is designed to protect the natural environment. The clearing exemptions for these activities would prevent Council mitigating the degradation of these zones. At the very least a higher rate of assessment is required.</p> <p>10. <i>Rural Escarpment Precinct</i> - Animal husbandry, Cropping, Intensive animal industry and Permanent plantation have the potential to cause significant environmental impacts in this area, which has been identified as a biodiversity hotspot. They are not appropriate developments in an area that is designed to protect the natural environment. The clearing exemptions for these activities would prevent council mitigating the degradation of these zones. Also, this is a highly visible scenic asset of the region, which could be scarred by these types of activity. At the very least a higher rate of assessment is required.</p> <p>11. <i>Rural Residential Zone</i> - The submission seeks an increase in the minimum lot size and minimum frontage to maintain amenity for reconfiguring a lot. Minimum lot sizes of 4,000m² or greater, 60 metre minimum frontage and 20 metre minimum access easement is sought.</p> <p>12. <i>Dual Occupancy</i> - As dual occupancies becomes more popular, retention of some prescriptive solutions of the <i>Beaudesert Shire Planning Scheme 2007</i> is sought to maintain amenity including the requirement for development not to exceed 2 storeys or 8.5 metres in height, total site coverage not to exceed 50%, minimum side and rear setbacks boundaries of 2 metres, minimum front setback of 6 metres, minimum private open space of 50m² and address shadow impacts. Performance Outcome 6 does not refer to the reticulated sewerage network similar to provisions applicable to <i>secondary dwelling</i>. Potential increase in minimum lot size is sought where the lot is outside the waste water connection area.</p>	<p>residential areas. For example, the proposed exemption that provided for the clearing of native vegetation necessary to establish a Dwelling house on any size lot has been limited to the clearing of lots less than 2,000m² and clearing of native vegetation along fence lines have been removed. Furthermore, the reinstatement of the VMA policy will afford greater protection to native vegetation of a certain size that is not currently recognised as mapped Matters of State Environmental Significance in the Environmental Significance Overlay subject to the exemptions of the <i>exempt clearing</i> definition, which is similar to the current exemptions in the <i>Beaudesert Shire Planning Scheme 2007</i>.</p> <p>5. <i>Ecological Assessments Policy</i> - The Categories of Development and Assessment of the Overlays (Section 5.10) identify development that is accepted within the Environmental Significance Overlay. All other development is Code assessable and subject to assessment against the Overlay, which subsequently refers to the Planning Scheme Policy 5 - Ecological Assessments. The submission's concern about accepted development having adverse environmental impacts have been reduced in part by making minor adjustments to the <i>exempt clearing</i> definition included in Schedule 1.</p> <p>6. <i>Waterways and Catchments</i> - The draft Planning Scheme identifies watercourses in a number of overlay maps including:</p> <ol style="list-style-type: none"> OM 4D MSES - Waterways and Wetlands - High Ecological Value Waters (Watercourse); and associated Buffer Areas of 100 metres from either side of the watercourse; OM 4E MLES - Local watercourses, which include stream orders (a). 2; (b). 3 and 4; and (c). 5 to 7, as well as associated buffer areas of 10, 25 and 50 metres respectively. <p>Each has their own buffer distances included in either Section 5.10 'Categories of Development and Assessment', Overlays, Environmental Significance Overlay map (for local watercourses); or the Section 8.2.4 'Environmental Significance Code' for Matters of State Environmental Significance.</p> <p>The Environmental Significance Overlay Code addresses water quality performance outcomes for State and locally significant waterways and wetlands, and requires that the water quality objectives of the <i>Environmental Protection (Water) Policy 2009</i> be achieved. For the local watercourses, where a development is proposed, Buffer areas A, B and C are limited to a distance of 10, 25 and 50 metres respectively (from the high or outer bank). The Water Quality section of the Environmental Significance Code (Section 8.2.4) for Matters of State Environmental Significance (High Ecological Value Waters Waterways, Wetlands and High Ecological Significance Wetlands), a minimum width of: (1). 200m distance when located outside an <i>urban area</i>; or (2). 50m where the area is located within an <i>urban area</i>, is stipulated. As a result, some watercourse buffers are wider, while some are narrower than the current <i>Beaudesert Shire Planning Scheme 2007</i>. The buffer distances applied in the Environmental Significance Overlay map (for the local watercourses - OM 4E) was informed by the <i>Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments</i>, June 2012.</p> <p>Ecological assessment reports, prepared in accordance with <i>Planning Scheme Policy 5 - Ecological Assessment</i>, are required to be submitted as</p>		<p>7. No change.</p> <p>8. Amend the Environmental Significance Overlay OM-4-A of the draft Planning Scheme to include updated MSES mapping from the State government.</p> <p>9. Increase the assessment levels in the Conservation Zone for the following land uses:</p> <ul style="list-style-type: none"> • <i>Animal husbandry</i> from accepted to code; • <i>Nature-based tourism</i> from code to impact, except where involving the extension of an existing facility which is to remain as code assessment. <p>10. Increase the level of assessment from accepted to code assessment for <i>Cropping, Intensive animal industry and Permanent plantations</i> in the Rural Escarpment Protection Area.</p> <p>11. Amend the Strategic Framework, the Tables of Assessment,</p>	

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		<p>part of an application where development is proposed in areas mapped within MSES and MLES.</p> <p>7. The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Dwelling houses are to remain accepted development where compliance with the relevant assessment benchmarks are achieved.</p> <p>The <i>State Planning Policy 2017</i> requires that the effects of climate change are considered in hazard assessment as it is “projected to impact the footprint, frequency and intensity of natural hazards”. The State-wide bushfire prone area mapping has incorporated climate change factors in the State-wide estimates of fire weather severity to reflect the projected climate in 2050. This mapping has been relied upon in the Bushfire Hazard Overlay. Where a Bushfire Management Plan is triggered by the Overlay Code, local climate considerations will subsequently be factored into the assessment of the proposal as a result of this mapping.</p> <p>8. Council will incorporate updated mapping from the State government as it becomes available and where it is relevant to the Scenic Rim. Further refinement of the environmental policy of the draft Planning Scheme may occur in the future should further studies be commissioned. Any policy updates will trigger an amendment to the Planning Scheme.</p> <p>9. An increase in the assessment level of <i>Animal husbandry</i> from accepted to code assessable development and <i>Nature-based tourism</i> from code to impact assessable development in the Conservation Zone is proposed to reduce the potential environmental impacts that may occur in the Conservation Zone. Please also refer to Analysis of PLSS18/000063(5).</p> <p>10. The Rural Escarpment Precinct of the Rural Zone has been reviewed in response to submissions and an increase in the level of assessment for certain development from accepted to code assessable development is recommended for <i>Cropping, Intensive animal industry and Permanent plantations</i>, which have the potential to cause environmental impacts. Please refer to the Analysis of PLSS18/000063(5) in relation to the Rural Escarpment Protection Precinct.</p> <p>11. The proposed policy for subdivision on Tamborine Mountain that was included in the consultation draft was intent on facilitating limited growth via infill rural residential development while also seeking to protect the environmental values and existing character and amenity of the locality. However, the public consultation process raised a number of matters in regards to the proposed subdivision policy that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken prior to the implementation of any new policy. Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. This change will preclude all residential subdivision on Tamborine Mountain.</p>		<p>Zone Codes and Overlay Map OM-13 to reflect that further residential or rural residential subdivision on Tamborine Mountain is not supported and additional lots are not created in the Rural Residential Zone and of the Low-Density Residential Zone - Mountain Residential Precinct.</p> <p>12. Amend the following policy applying to dual occupancies on Tamborine Mountain:</p> <ul style="list-style-type: none"> • Increase the assessment level of a <i>Dual occupancy</i> from accepted or code to impact assessment on Tamborine Mountain; and • Amend the provisions of the Dual Occupancy Code to ensure built form aligns with density and desired character. 	

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		<p>12. The draft Planning Scheme provides that the building setbacks, height and in certain instances site coverage of a <i>Dual occupancy</i> be determined by the zone in which the development is to be located. The Dual Occupancy Code contains further requirements including a minimum requirement of 25m² for private open space. However, in response to various submissions regarding the potential impacts of the proposed Dual occupancy policy on Tamborine Mountain such as existing development pattern and character and infrastructure capacity, the below policy changes are proposed.</p> <ol style="list-style-type: none"> a. Decrease in the maximum density for a <i>Dual occupancy</i> from 1 dwelling per 3,000m² to 1 dwelling per 4,000m² to align with the lot size where the potential environmental effects of on-site wastewater disposal are minimised and to ensure that any <i>Dual occupancy</i> remains compatible with the low-density residential character and development pattern of the locality; b. Increase in the level of assessment to impact from either accepted or code assessment as a mechanism to limit <i>Dual occupancy</i> and encourage <i>secondary dwellings</i> (limited at 60m²) as the preferred mechanism to providing further housing variety to meet the changing needs of the community; c. Amend the Dual Occupancy Code to ensure that built form outcomes are better aligned with intended residential character, including: <ol style="list-style-type: none"> i. Removal of the requirement of the maximum separation distance of 20 metres between dwellings; ii. Clarification that each dwelling needs to supply 45,000L water supply for each dwelling; iii. Clarification that only one dwelling of a <i>Dual occupancy</i> must have a window of a habitable room overlooking the street; iv. Include outcomes to prevent a concentration of dual occupancies in any one location and achieve a mix of dwelling types. 			
PLSS18/000027	<p>The submission does not support further residential development on Tamborine Mountain or further tree clearing (outside of strict Local Laws) because the natural features that remain on the Mountain will not be protected and will affect the value of the place as an important tourist destination. The reasons provided are:</p> <ul style="list-style-type: none"> • Tamborine Mountain remains a 'biodiversity hotspot' because of Tamborine National Park, because of 15 council parks (all largely maintained by local Non-Government Organisations), and because of many well maintained, natural, private properties. <p>With its 1.5 million visitors per annum, Tamborine Mountain is a very important tourist destination for a number of reasons including its environment. It needs to be kept that way by protecting all the natural features that remain on the plateau and escarpment, including full protection of the parks.</p>	<p>The concerns about additional residential development and tree clearing on Tamborine Mountain, along with the value of maintenance by private property owners are noted.</p> <p>The submission's comments that the environment is very important to Tamborine Mountain and the role of the Conservation Estate and council parks in offering biodiversity is also noted. The draft Planning Scheme supports this feature in Section 3.3 'Strategic Vision' and Section 3.4.1 'Strategic Intent' of the Strategic Framework.</p> <p>In addition to the Conservation Estate that is the Tamborine National Park and Conservation Areas that are Council owned, local and State environmental values are afforded protection through the assessment of development triggered by the Environmental Significance Overlay. These matters include High Ecological Value Waters (waterways and Wetlands), High Ecological Significance Wetlands, Protected Areas (National Parks), Regulated Vegetation (as defined under the <i>State Planning Policy 2017</i> for Matters of State Environmental Significance), Local Biodiversity, Koala Habitat and Local Watercourses (and buffer areas).</p> <p>As outlined in response to other submissions, it is also proposed to reinstate the Vegetation Management Area policy of the Nature Conservation Overlay of the</p>	No	No change.	N/A

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		current <i>Beaudesert Shire Planning Scheme 2007</i> , which will afford protection of <i>native vegetation</i> of a certain size on Tamborine Mountain and areas of Tamborine (subject to the <i>exempt clearing</i> definition).			
PLSS18/000402	<p>The submission raises the below matters for consideration.</p> <ol style="list-style-type: none"> <i>Environmental Significance Overlay</i> - The Environmental Significance Overlay for biodiversity appears to omit the Matters of State Environmental Significance (MSES) - Regulated Vegetation (Essential Habitat) layer of the State Planning Policy (SPP) mapping, resulting in the omission of expansive areas of State-regulated vegetation from the Council overlays. <i>Assessment process</i> - It appears as part of the development assessment process, developers are able to present reports from paid consultants challenging the accuracy of overlays and other constraints on development. As a business arrangement, there is potential for bias, so Council should undertake an independent assessment. Similarly, where no overlay constraint is in place and there is reason to believe such a constraint exists, Council should impose a requirement to assess the matter, regardless of overlay mapping. <i>Environmental Values on Tamborine Mountain</i> - MSES - Wildlife Habitat should be protected and included as a development constraint. It largely replicates the area of regulated vegetation, but SPP mapping shows there are areas of wildlife habitat that are not caught by the other MSES categories. Further, the Albert Lyrebird is an icon of Tamborine Mountain and its habitat should be protected. The <i>exempt clearing</i> provisions do not contribute to wildlife movement opportunities to connect the eastern and western escarpments. Further, the maintenance of mature vegetation on the plateau, particularly along the tourist roads, is fundamental to the 'village vibe', which is a large part of what attracts day tourists to Tamborine Mountain. Various abiotic features should also be protected in order to properly protect Tamborine Mountain's environmental values, including protecting the acoustic environment (e.g. constrain air services so as not to stress wildlife) and the flying environment of birds and bats (e.g. avoid wind power turbines). The vegetation clearing activities proposed to be exempt from assessment against the draft Planning Scheme are not appropriate as all <i>native vegetation</i> clearing should be assessed against the environmental and scenic values of the Mountain. The exemptions that are possibly appropriate in rural areas are not appropriate for Tamborine Mountain and all exemptions should be kept to a minimum. There is a risk that <i>exempt clearing</i> will result in unnecessary vegetation loss. For example: <ol style="list-style-type: none"> non-juvenile koala habitat could be cleared because MLES vegetation with a circumference of 50cm or less at 1.3 metre from natural ground level. At the least the threshold should be 31.5cm circumference; Approved building envelopes are often much larger than required to accommodate a house, which will result in unnecessary loss of vegetation; Five metres either side of a fence is too generous and will result in unnecessary clearing and 10 metres in the Rural Zone where it applies on Tamborine Mountain is not practically required for maintenance / machinery operation; Clearing in accordance with a bushfire management plan can result in unnecessary clearing because the option to minimise impact on significant trees may not have been explored in regard to hazard management 	<p>The below responses are provided in response to the matters raised in the submission.</p> <ol style="list-style-type: none"> The data relied on in the Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve State-wide data sets provided by the State government. The Environmental Significance Overlay of the draft Planning Scheme utilised a previous version of the State government's MSES data. The most recent State government data reflective of MSES, which includes the Regulated vegetation (essential habitat) mapping coverage, has now been included to update this mapping layer within the latest version of the draft Planning Scheme. <p>The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme;</p> Where overlay mapping triggers further investigation into the constraints / values of the land (e.g. environmental significance), further investigation is required to be submitted to inform a development application and this material is further scrutinised by the relevant professional officers in Council as part of the development assessment process. It is not proposed to trigger investigation into potential values of the land as part of a development application where it is not triggered by overlays because this will have a significant impact on the level of certainty about the intent for development on the land subject to the Planning Scheme; The draft Planning Scheme included previous versions of MSES mapping. This mapping will be updated to reflect new data (please refer to 1 above). The submission's recommendation in relation to the Albert Lyrebird is noted and will be considered should any further environmental policy work be undertaken by Council. Please note that this further work is outside the scope of the initial version of the draft Planning Scheme; The <i>exempt clearing</i> provisions have been reviewed and a number of changes have been made to the exemptions such as properties that are smaller than 2,000m² are exempt from the clearing of <i>native vegetation</i>. Please refer to the amended definition in Schedule 1 of the draft Planning Scheme. The maintenance of mature vegetation, protecting the acoustic environment and constraining air services are matters that are not within the scope of the draft Planning Scheme. However, reinstatement of the existing Vegetation Management Area policy of the Nature Conservation Overlay of the <i>Beaudesert Shire Planning Scheme 2007</i> is proposed to be included in the draft Planning Scheme as an interim measure; As a result of the matters raised in a number of submissions on the draft Planning Scheme, and the specific recommendations outlined in the submission, a review of the <i>exempt clearing</i> definition has been undertaken to provide greater policy distinction between clearing activities undertaken 	Yes	Please refer to the recommended changes identified in the Analysis column.	Yes

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	<p>6. The Rural Zone - Rural Escarpment Precinct should be renamed to the 'Escarpment Protection Precinct', as the name appears to shift the focus away from protecting the qualities of the escarpment.</p> <p>7. Rural activities that involve clearing for new farm activities should not be supported under the draft Planning Scheme in the Rural Zone - Rural Escarpment Precinct.</p> <p>8. In relation to <i>Temporary uses</i> (Table 1.7.1.1):</p> <ol style="list-style-type: none"> 12 days of <i>Air service</i> in the Rural Zone could be too generous as there is no detail about the intensity of the use on one of those 12 days, which could be several helicopter trips in a day. The use should be more limited; Outdoor dining activities should not impede on the normal usage of the footpath/adjoining public area; <i>Motor sport facility</i> should be removed due to noise impacts and permanent infrastructure that would be required for the use; It is unclear whether the <i>Shop</i> in relation to an itinerant vendor restricts such a vendor to one day a week, or one day a week at any particular site, or restricts any particular site from hosting more than one itinerant vendor in a week; <i>Tourist park</i> in the Rural Zone - It is unclear which of the 7 camp sites or 20 persons (or the greater or lesser of those) is allowed. Further, the setback of 200m from an adjoining dwelling is inadequate due to the risk of unacceptable impacts; The allowance of 14 days of a <i>Tourist park</i> use 'in conjunction with a recreational activity' is too open ended / undefined; <i>Transport depot</i> should only be allowed for those zones if not in a precinct (similar to outdoor recreation) in order to better match the impacts of other uses allowed in the precincts. <p>9. <i>Section 3.2 'Regional Context'</i> - Unless the word 'urban' is required to describe Tamborine Mountain, more appropriate wording should be considered, such as 'village' to describe the three distinct village areas.</p> <p>10. <i>Section '3.3 Strategic Vision'</i> - The vision for Tamborine Mountain is commendable, however, the policies in the planning scheme do not seek to maintain the uniqueness and distinct characters of the three villages on Tamborine Mountain. Further, residents and tourists should be separated into separate components because residents prospering from farmland, the natural environment and the towns and villages is not fundamentally linked to the attraction of tourists and visitors.</p> <p>11. The traditional owners paragraph should be reworded so that the outcomes are put first, i.e. sustainable management is informed by traditional owners' cultural knowledge etc. As it reads at present, the engagement of traditional owners reads like something to be achieved by 2014, not to be achieved now with the outcomes evident by 2041.</p> <p>12. The <i>Strategic Vision</i> in Section 3.3 overstates the self-reliant, self-contained nature of Tamborine Mountain, however, with improved telecommunications and transport infrastructure, this could improve.</p> <p>13. In the <i>Strategic Vision</i> in Section 3.3, the 'plateau' and 'escarpment' of Tamborine Mountain are treated as separate places, however, they are the</p>	<p>in rural and the more urban / residential areas of the region. For example, the non-juvenile koala tree size threshold will be amended within the <i>exempt clearing</i> definition, in line with the submission's recommendation to include the smaller 31.5cm circumference;</p> <p>6. The submission's concerns about the name of the Rural Escarpment Precinct are noted. It is proposed to rename the precinct to 'Rural Escarpment Protection Precinct';</p> <p>7. The assessment levels for some <i>Rural activities</i> applying to the Rural Zone -Rural Escarpment Protection Precinct have been reviewed in response to submissions on the draft Planning Scheme. As a result, <i>Cropping, Intensive animal industry</i> and <i>Permanent plantation</i> land uses have been elevated from Accepted to Code assessment. Furthermore, a number of the clearing activities recognised as <i>exempt clearing</i> in the Rural Zone will not apply to the rural precincts that apply to Tamborine Mountain;</p> <p>8. In relation to <i>Temporary uses</i> (Table 1.7.1.1):</p> <ol style="list-style-type: none"> The concerns are noted and it is recommended that Table 1.7.1.1 be amended to limit the number of trips per day to 2 trips (one landing and one take-off). The maximum of 12 days per calendar year for an <i>Air service use</i> in the Rural Zone is proposed to be maintained; Current Local Laws administered by Council prevent Council-owned land including footpaths and public areas from activities such as outdoor dining disrupting their normal use; Considering the potential amenity impacts of the <i>Motor sport facility</i> temporary use parameters, it is recommended that changes be made to enable only 2 days per calendar year, where not involving operational work and where on a site in the Rural Zone greater than 100 ha (excluding where a precinct of the Rural Zone); To ensure clarity, Column 3 of Section 1.7.1 will be amended to state 1 day per week per site for an itinerant vendor; To ensure clarity, it is recommended that Column 3 of Section 1.7.1 be amended to state 'to a maximum of 20 persons'. Whilst an increase in the setback from 200 to 300 metres is not supported from an adjoining dwelling as it is considered a sufficient separation distance, it is proposed to exclude the Rural Escarpment Protection Precinct and Tamborine Mountain Rural Precinct from the temporary <i>Tourist park</i> use having regard to the non-traditional rural development pattern of Tamborine Mountain (i.e. number of small lots in close proximity to rural zoned parcels); <i>Recreational activities</i> are defined in Schedule 1.1.3 - Defined activity groups and include <i>Indoor sport and recreation, Major sport, recreation and entertainment facility, Motor sport facility, Outdoors port and recreation</i> and <i>Park</i>; To address the submission's concerns, it is recommended that <i>Transport depot</i> only be facilitated as a <i>temporary use</i> (Where No Precinct Applies) in the Rural Zone having regard to the non-traditional rural development pattern of Tamborine Mountain as outlined in 8(e) above; <p>9. The word 'urban' is not required in the paragraph of <i>Section 3.2 'Regional Context'</i>, and in order to more suitably reflect the context of these places, it is proposed that the word 'urban' be deleted in the reference to the three primary settlements of the region;</p>			

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	<p>same community and should be better integrated into the description of the places.</p> <p>14. In the <i>Strategic Vision</i> in Section 3.3, infrastructure is not mentioned for Tamborine Mountain, including roads and pedestrian infrastructure. It is considered that the need for upgrading this infrastructure will never be addressed.</p> <p>15. In regard to the <i>Strategic Intent</i> in Section 3.4.1, the statement that rural buildings contribute to the rural character ignores the Tamborine Mountain Rural Precinct, which is not particularly reflective of these buildings and which would not generally benefit from them.</p> <p>16. In regard to the <i>'Mountain Community'</i>, Section in 3.4.1, the intent states that development on the escarpment should be small scale and low intensity. However, it is considered that this is ambiguous and open to different interpretations from planners, developers and the community. This argument about scale also applies to dealing with residential care and retirement facilities and tourist uses.</p> <p>17. <i>Section 3.4.2</i> - The minimum threshold of 600m² for <i>Dual occupancy</i> in the Low Density Residential Zone is too low. Until the past 20 years even major cities tended to have 800m² blocks. Fitting two houses on 600m² equates to 300m² per dwelling. This is a density not even seen in standalone housing areas of capital city suburbs. It is contended that the minimum threshold should be increased to 1200m² and should be code assessable.</p> <p>18. <i>Section 3.4.2</i> - It is inappropriate to facilitate medium density development in the Low Density Residential Zone. It is contended that it is impossible for medium density development to be 'small scale and consistent with the low-density character'. Medium density development should occur in the Low-medium Density Residential Zone.</p> <p>19. In Section 3.4.2, the 'Mountain Community' section of the table in points 3 and 4 are potentially ambiguous and it is unclear whether the conditions are (a) and either (b) or (c), or are either both (a) and (b), or just (b) alone. This ambiguity also applies to other parts of the Planning Scheme.</p> <p>20. There should be more guidance for the design of dual occupancies in the Planning Scheme and differentiated between the rural and residential areas. For example, would dual occupancies in rural areas need to maintain the appearance of a single dwelling from the street? In regard to the Dual Occupancy Code (9.3.4.3.2), it is not realistic to implement Performance Outcome and Acceptable Outcome 2, which requires the design of dual occupancies to be different from existing dual occupancies in the immediate area. More realistic urban design principles could be integrated in the code.</p> <p>21. In regard to <i>Renewable energy facilities</i> in rural areas, more care should be taken in the facilitation of this use in the Planning Scheme as some facilities, particularly wind farms, can have substantial impacts. Such a facility would be extremely detrimental on Tamborine Mountain.</p> <p>22. The statement in relation to <i>Home based business</i> in Section 3.5.1. should be qualified as some home based business that involve industrial activities can have unacceptable amenity impacts. For example, mechanics.</p>	<p>10. <i>Section 3.3 'Strategic Vision'</i> has been drafted to provide a vision for Tamborine Mountain generally, however, further local policy for the character of the three villages is provided in the Strategic outcomes and respective zones. Planning for tourism and residents' needs are generally treated separately in the articulation of policy outcomes in the draft Planning Scheme. This is evident in the structure of the Strategic Framework as well as the zoning of Tamborine Mountain, which clearly describes distinct outcomes for residential and tourist needs and the areas to which they are intended to apply. The zoning of North Tamborine in the District Centre Zone and the application of the Minor Tourism Zone to Gallery Walk is an example of this.</p> <p>11. Paragraph 4 of Section 3.3 <i>'Strategic Vision'</i> is recommended to be reworded to clarify that engagement with the region's traditional owners is ongoing through the implementation of the planning scheme in accordance with the following: <i>'Our traditional owners continue to be engaged...'</i></p> <p>12. The matters raised in the submission are noted. However, as far as possible, the <i>Strategic Intent</i> seeks to limit the policy outcomes to land use matters regulated by the Planning Scheme, with improved telecommunications and improved transport infrastructure are not addressed by the Planning Scheme where not associated with new development;</p> <p>13. In Section 3.3 <i>'Strategic Vision'</i>, both the plateau and the escarpment are discussed under the heading of Tamborine Mountain. Further changes are not considered necessary in this instance;</p> <p>14. Section 3.7 <i>'Sustainable Infrastructure'</i> incorporates strategic outcomes for the delivery of infrastructure in the region including the coordination of land use and infrastructure, infrastructure design and sequencing, protection of regional infrastructure (both operational and planned) and the location and design of social infrastructure;</p> <p>15. The discussion of rural building and structures is directed at <i>Intensive animal industry</i> and <i>rural industry</i> buildings. These uses are restricted in the rural precincts, with any development triggering the impact assessment process requiring to meet the character and amenity provisions applicable to Tamborine Mountain (i.e. Mountain Community);</p> <p>16. It is recognised that the outcomes have the potential to be applied differently and lead to ambiguity. However, the Strategic Framework is intended to be applied to impact assessment development as a whole as part of a merits-based assessment of an application for a site with unique characteristics. This approach under the <i>Planning Act 2016</i> ensures flexibility and innovation whilst ensuring the planning intent for a particular location is adhered to;</p> <p>17. In response to submissions on the policy for <i>Dual occupancy</i> on Tamborine Mountain generally, the following changes are recommended:</p> <ol style="list-style-type: none"> Decrease in the maximum density for a <i>Dual occupancy</i> from 1 dwelling per 3,000m² to 1 dwelling per 4,000m² to align with the lot size where the potential environmental effects of on-site wastewater disposal are minimised and to ensure that any <i>Dual occupancy</i> remains compatible with the low-density residential character and development pattern of the locality; Increase in the level of assessment to impact from either accepted or code assessment as a mechanism to limit <i>Dual occupancy</i> and 			

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	<p>23. Tourism development can have unacceptable impacts on residential areas of Tamborine Mountain. Tourism on the Mountain should be accessed from major arterial roads or in dedicated tourist areas to minimise impacts.</p> <p>24. An error has been identified in Section 3.5.2 relating to tourism, Table 6.2.15.3.5 is referred to, however, this table does not exist in the draft plan.</p> <p>25. The submission objects to the inclusion of <i>Intensive animal industry</i> in the Rural Escarpment Precinct and Tamborine Mountain Rural Precinct of the Rural Zone because it is not an appropriate use, especially in relation to poultry farms.</p> <p>26. <i>Environment and natural hazards</i> - Section 3.6.1 describes the preservation of environmental values being balanced with economic growth, job creation and social wellbeing. However, it is considered that the correct approach should be that development for economic growth, job creation and social wellbeing will occur in such a way as to protect, preserve and enhance environmental values. Later, in the same section, there is a sentence that natural and landscape values will be protected and enhanced, but in the same paragraph it is stated that development impacts will be minimised and mitigated. These are incompatible concepts. Given how much of the Scenic Rim has been cleared in the past, further environmental damage is unjustified and already damaged land should be used for development.</p> <p>27. The Local Government Infrastructure Plan is missing from the plan and should be open to public consultation because the document is meant to provide transparency and may have consequences for the costs and conditions of development approvals.</p> <p>28. <i>Service stations</i> should be impact assessable in Neighbourhood Centre, District or Local Centre Zones due to the potential impacts this development has on existing development and the planned character for an area.</p> <p>29. <i>Major electricity infrastructure</i> and <i>Substation</i> should be impact assessable in the Recreation and Open Space Zone because it is an entirely different scale to the other uses in the zone.</p> <p>30. <i>Bars</i> should be removed from residential areas due to potential for anti-social behaviour. (Reference: accepted or code assessable development in the Township Zone - (Where No Precinct Applies)).</p> <p>31. <i>District Centre Zone Code</i> - In relation to Main Street, North Tamborine, the outcome relating to making the place a vibrant and active centre at night has not been discussed with the community and Gallery Walk may be better placed to serve this function. There is also a formatting error noted at 6.2.3.2 (d) where some of the roman numbered points should be sub-points. Further, it is also unclear how some incompatible activities would be reconciled so as to not have an impact on neighbouring residential properties.</p> <p>32. <i>Mountain Residential Precinct</i> - In regard to 6.2.7.3.3, it is not understood how 'non-residential uses' are co-located with other non-residential activities in the zone'. This seems impossible to implement.</p> <p>33. <i>Neighbourhood Centre Zone</i> - This specifies a built form that creates a main street appearance, however, it is considered that this is not suitable for the land that is in this zone on Tamborine Mountain as development at this location is more likely to be shaped differently to deal with constraints such as parking requirements.</p>	<p>encourage <i>secondary dwellings</i> (limited at 60m²) as the preferred mechanism to providing further housing variety to meet the changing needs of the community;</p> <p>c. Amend the Dual Occupancy Code to ensure that built form outcomes are better aligned with intended residential character, including:</p> <ul style="list-style-type: none"> i. Removal of the requirement of the maximum separation distance of 20 metres between dwellings; ii. Clarification that each dwelling needs to supply 45,000L water supply for each dwelling; iii. Clarification that only one dwelling of a <i>Dual occupancy</i> must have a window of a habitable room overlooking the street; iv. Include outcomes to prevent a concentration of dual occupancies in any one location and achieve a mix of dwelling types; <p>18. The draft Planning Scheme supports medium density residential activities in the Low Density Residential Zone to facilitate the diverse and changing housing needs of the community. According to the Overall Outcomes of the zone, development must be compatible with the low density character of the zone (including height and scale), and be located in areas that are well serviced and highly accessible to land located in a centre zone or the Recreation and Open Space Zone. A <i>Multiple dwelling</i> involving more than 3 dwelling units is proposed to be impact assessable;</p> <p>19. The concern raised in the submission is noted. Provisions (3) and (4) have been removed from the draft Planning Scheme as a consequence of the revised subdivision policy for Tamborine Mountain. In the draft Planning Scheme, Part 1, Section 1.3.3 provides guidance on the interpretation of outcomes with semi-colons and the use of the words 'and' and 'or';</p> <p>20. Please refer to the response provided to 17 above;</p> <p>21. The concern raised in the submission is noted. <i>Renewable energy facilities</i> are inconsistent development in the rural precincts applying to Tamborine Mountain;</p> <p>22. <i>Home based business</i> involving anything other than <i>minor industrial activities</i> (defined in the planning scheme) is not supported by the Home Based Business Code and triggers a development application for assessment;</p> <p>23. The concerns raised in the submission are noted. The potential impacts of a tourism activity on the amenity of surrounding residential development will be considered as part of the development assessment process. Further changes have also been made to clarify requirements for the density of tourist cabin development. Please refer to the response provided to 44 below for this further clarification;</p> <p>24. The reference to the table has been amended to refer to Table 6.2.17.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Zone – Rural Escarpment Precinct;</p> <p>25. As a result of community feedback, the level of assessment for <i>Intensive animal industry</i> in the Rural Escarpment Protection Precinct has been increased to code assessment where involving a poultry farm that is not an</p>			

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	<p>34. <i>Recreation and Open Space Zone</i> - The purposes and uses of this zone should be expanded to include 'management of overland flow and stormwater' and 'undeveloped open space', as described in the character section. Clearly inaccessible areas are not appropriate for the other uses described.</p> <p>35. <i>Rural Escarpment Precinct</i> - There is an inconsistency because 6.2.16 first describes in the purpose that development facilitates 'very low intensity uses', but then in Section b (v), only 'low intensity' is referred to. The threshold for <i>Dual occupancy</i> in this precinct should be higher than a minimum lot size of 3,000m².</p> <p>36. Small scale poultry keeping should be subject to impact assessment in the Tamborine Mountain Rural Precinct.</p> <p>37. Development in the Rural Escarpment Precinct should not detract from residential amenity. This statement applies in the residential zones, but not in the rural zone. Performance Outcome 4 from the Tamborine Mountain Rural Precinct, which seeks to address impacts on adjoining premises, should apply to the Escarpment Precinct as well.</p> <p>38. The requirement for development in the Rural Escarpment Precinct to use timber or natural materials (PO1) is at odds with the bushfire hazard risk associated with the land. Further, the requirement to use soft natural exterior colours to reflect the natural character of the zone may not have the desired impact, because in the past, colours that have been used (such as Colorbond green) look terrible.</p> <p>39. In regard to the Bushfire Hazard Overlay Code, T and Y head turn areas should be allowed as an alternative to an 8m radius turning bay in order to provide more flexibility in achieving fire appliance access for houses. The QFES access guidelines allow for T and Y heads, so they should also be included in the planning scheme. Further, it seems odd that fire-resistant vegetation is not mentioned in relation to revegetation/rehabilitation. The use of 'and' and 'or' in AO17 of the Bushfire Hazard Code creates an unclear message.</p> <p>40. <i>Adult stores</i> are not supported in the District, Local or Township Centre Zones, because existing <i>Adult stores</i> could deter the development of other uses facilitated in the zone such as <i>Childcare centres</i>. Further, the Scenic Rim population is generally conservative and an adult store may prevent the enjoyment of a town communal area or pedestrian route. It is considered that <i>Adult stores</i> should be in industrial areas away from mainstream shopping. The Adult Store Code could also be expanded to reduce the impact of the development by requiring screened entrances or entrances away from the street.</p> <p>41. <i>Funeral Parlours</i> - This is an undesirable use in District, Local or Township Centres such as North Tamborine where a vibrant space is encouraged. A more discreet location with privacy for clientele would be better.</p> <p>42. <i>General Development Provisions Code (9.3.7)</i> - The State legislation requires acoustic amenity to be protected or enhanced. The nominated noise emission levels in Acceptable Outcome 1(2) are higher than the existing ambient levels in some areas and the outcome should be framed in terms of maintaining the existing acoustic amenity, with the levels in the table to apply only in the ambient levels already exceed those numbers.</p>	<p>Environmentally Relevant Activity. This is to support pastured or small poultry farms of up to 1,000 birds. Compliance with other requirements of the draft Planning Scheme including the Intensive Animal Industry Code will also be required;</p> <p>26. To address the concerns raised in the submission, the strategic outcomes for environment and natural hazards have been reviewed to ensure they reflect a consistent policy intent, being that impacts on environmental values are avoided in the first instance and adverse effects are minimised. Section 3.6.1 '<i>Environment and Natural Hazards - Strategic Intent</i>', paragraph 1 is also proposed to be amended to state that the preservation of environmental values in the region will be balanced with 'the maintenance of the cultural, economic, physical and social wellbeing of people and communities' to align with the purpose of the <i>Planning Act 2016</i>;</p> <p>27. Council's LGIP commenced in 2018 and was subject to a separate plan making process, which involved community consultation. The current LGIP will form part of the Scenic Rim Planning Scheme on its commencement. Tamborine Mountain is not included in a Priority Infrastructure Area (PIA) as it is not a focus of urban growth for the region. The region's PIAs include Beaudesert, Boonah, Canungra and Kalbar.</p> <p>28. It is considered that the potential impacts of Service Stations in the Neighbourhood, District and Local Centre Zones can adequately be addressed through the code assessment provisions of the draft Planning Scheme as the land use is ultimately intended to occur in these zones. In response to the matters raised in submissions, where the Neighbourhood Centre Zone is located on Tamborine Mountain, the draft Planning Scheme has been amended to recognise a <i>Service station</i> as a land use not expected to occur in the Zone;</p> <p>29. Major infrastructure would largely be enabled outside the local government planning scheme framework by major utility providers. However, given the location of land in the Recreation and Open Space Zone in the region and its location in instances in close proximity to residential and town centre areas, it is recommended that <i>Major electricity infrastructure</i> and <i>Substations</i> remain as code assessable development to ensure that this land can facilitate the development of this important infrastructure if required;</p> <p>30. In order to ensure that the impacts of any proposed <i>Bar</i> in the Township Zone can be adequately assessed and conditions to protect residential amenity can be imposed, <i>Bar</i> has been made code assessable in the Township Zone;</p> <p>31. Making Main Street a vibrant and active place at night is considered a positive outcome that will have economic and social benefits for local residents. Places like the Zamia Theatre and Vonda Youngman Centre are already used at night and restaurants that similarly open at night to activate this space are not considered to having negative amenity impacts for the local area. It should also be noted that other legislative frameworks have the capacity to address any potential nuisance issues should they arise. The formatting error in regard to 6.2.3.29 (d) has been corrected;</p> <p>32. Under Section 6.2.7.3.3, uses that have the potential for impacts on residential amenity would be code assessable at a minimum and therefore enable a site-specific assessment to be undertaken and ensure appropriate conditions can be applied;</p>			

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	<p>43. <i>Roadside Stalls Code (9.3.13)</i> - Should 'on-road parking' be 'off-road parking'? It would also be good to see a requirement that such a stall be constructed in a way that is anchored and safe in bad weather.</p> <p>44. <i>Tourism Use Code (9.3.17)</i> - Acceptable Outcome 5.2 (density not greater than 1 tourist accommodation site per ha) could be at odds with the Performance Outcome (seeking to minimise the scale and intensity and visual impacts), because on a large site, a huge number of tents or cabins could be constructed in close proximity. Further, tourism uses that include accommodation, particularly tents, caravans, tent-cabin structures, should require on-site supervision in the same way that tourist parks do. Acceptable Outcome 6 (development does not receive guests between 10pm and 6am) might be better to specify 7am so as to not have an unreasonable impact on neighbouring properties.</p> <p>45. <i>Tourist Park Code (9.3.18.3.2)</i> - The setback of 10 metres for outdoor recreation areas from adjoining properties is inadequate and should be increased.</p> <p>46. <i>Landscaping Code (9.4.4.3.1)</i> - In habitat areas, solid fencing (and most types of fencing) is ineffective and dangerous to wildlife. Wildlife friendly fencing should be used in habitat areas.</p> <p>47. <i>Matters of State Environmental Significance</i> - Accepted development in an area affected by MSES should require at least basic ecological assessment. Some of the accepted development in these areas would clearly involve ecological damage.</p> <p>48. The inclusion of <i>Tourist park</i> as a consistent use in the Tamborine Mountain Rural Precinct is not supported. Many of the roads on the Mountain are not suitable for towing caravans or camper trailers.</p> <p>49. The <i>Transport depot</i> use allows for the repairing and servicing of heavy vehicles and machinery. This is at odds with excluding automotive repairs and it makes little sense to facilitate this use in the Tamborine Mountain Rural Precinct. The impact of loading, unloading, operating and servicing machinery and heavy vehicles doesn't appear consistent with the desired outcomes for the precinct and should not be supported.</p>	<p>33. The concerns raised in the submission are noted. The design guidelines are intent on achieving a main street appearance to be considered as part of any development application. The guidelines do not alleviate the need for on-site car parking, which is required to be accommodated on site - ideally to the rear of a development site;</p> <p>34. <i>Recreation and Open Space Zone</i> – The purpose statements of the zones used in the draft Planning Scheme are prescribed in Schedule 2 'Zones for local planning instruments' in the <i>Planning Regulation 2017</i>. Amendments to the purpose statements of the zones used in the draft Planning Scheme are not proposed to be sought from the Minister;</p> <p>In response to several other submissions, the draft Planning Scheme proposes the inclusion of a Passive Recreation Precinct that provides for low-impact, informal recreational activities in natural and undeveloped land, areas with scenic amenity or nature conservation values and areas that manage overland flow and stormwater, which may or may not be easily accessible;</p> <p>35. The concern raised in the submission are noted. Overall Outcome of the Rural Zone - Rural Escarpment Protection Precinct included in section 3(b)(iv)(C) has been amended to ensure that land uses are small scale and of a very low intensity;</p> <p>Please refer to the response provided for 17 above regarding the <i>Dual occupancy</i> threshold concerns;</p> <p>36. As a result of community feedback, the level of assessment for <i>Intensive animal industry</i> in the Tamborine Mountain Rural Precinct has been increased to code assessment where involving a poultry farm that is not an Environmentally Relevant Activity. This is to support pastured or small poultry farms of up to 1,000 birds. Compliance with other requirements of the draft Planning Scheme including the Intensive Animal Industry Code will also be required;</p> <p>37. It is considered that Performance Outcome 1 in Table 6.2.17.3.3—Accepted and Assessable Development - Rural Zone - Rural Escarpment Protection Precinct already adequately addresses protection of amenity and privacy of adjoining premises within the Rural Escarpment Protection Precinct;</p> <p>38. To provide more clarity and flexibility, it is recommended that PO1 of the Table 6.2.16.3.4 - Assessment Table - Rural Zone - Rural Escarpment Protection Precinct be reworded to: "<i>Built form is: (4) designed to integrate with the natural character of the zone through the use of complementary materials and colours</i>";</p> <p>39. In order to address the submission's concerns, it is recommended that Acceptable Outcome 1 of Table 8.2.3.3.1 of the Bushfire Hazard Overlay Code applicable to accepted and assessable development, be amended to align with the draft example code provisions prepared in support of the State interest. This accommodates turning areas for firefighting appliances vehicles in accordance with <i>Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots</i> by Queensland Fire and Emergency Services, 2015;</p>			

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		<p>40. In response to the concerns raised in the submission, <i>Adult stores</i> will be made code assessable in the Centre Zones in order to ensure compliance with the acceptable outcomes of the Adult Store Code through the submission of a Material Change of Use application to Council for assessment;</p> <p>41. <i>Funeral parlours</i> are considered an appropriate use in centres zones as the activity, parking and potential emissions are considered to be commensurate with a commercial use;</p> <p>42. Acceptable Outcome 1(2) of the General Development Provisions Code is framed such that if noise is audible from an adjacent sensitive receiver, then the emissions criteria of (2) apply. The emissions levels are considered current best practice in regard to noise;</p> <p>43. The code intentionally refers to on-road parking in this instance, given the <i>Roadside stall</i> is generally on the street frontage and cars park on the road. The construction requirements of any <i>Roadside stall</i> is outside the scope of the Planning Scheme;</p> <p>44. Amendment to the development density for tourist accommodation sites is proposed in a rural zoning to align with the requirements of the current <i>Beaudesert Shire Planning Scheme 2007</i>. The outcome is proposed to be linked to privacy concerns and scale and intensity. Additionally, as opposed to applying a site density to tourist accommodation sites, site coverage provisions are proposed to be applied to urban zoning such as the Minor Tourism Zone. This will result in a change to Performance Outcome 5 (and its corresponding Acceptable Outcome) in the Tourism Uses Code;</p> <p>45. In response to the concerns raised in the submission, an increase in the setback of outdoor recreation areas from adjoining properties from 10 to 25 metres in the Tourist Park Code is proposed;</p> <p>46. In response to the concerns raised in the submission, it is proposed that the Landscaping Code (Section 9.4.4.3.1) be amended to require wildlife-friendly fencing in habitat areas;</p> <p>47. The concerns raised in the submission are noted. Where development is proposing clearing activities in an area mapped under the Environmental Significance Overlay and those activities exceed the thresholds in the <i>exempt clearing</i> definition, an application subject to the code assessment process is triggered to Council for determination. The clearing activities included in the <i>exempt clearing</i> definition are considered minor, with a number of clearing activities reduced in response to submissions received. The exception is Wetlands and Waterways and Local Watercourses, where a <i>Dwelling house</i>, <i>Animal husbandry</i> (excluding a dairy) and <i>Cropping</i> does not trigger assessment against the overlay. The requirements of the <i>Plumbing and Drainage Act 2018</i> incorporate setbacks and treatment requirements for <i>Dwelling houses</i> in proximity to waterways where involving on-site waste water treatment systems;</p> <p>48. The concerns raised in the submission are noted. The scale of consistent development for <i>Tourist Parks</i> in the Tamborine Mountain Rural Precinct has been reduced from 25 <i>tourist accommodation sites</i> to 6. This change is reflected in Table 6.2.17.2.3 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct, and is</p>			

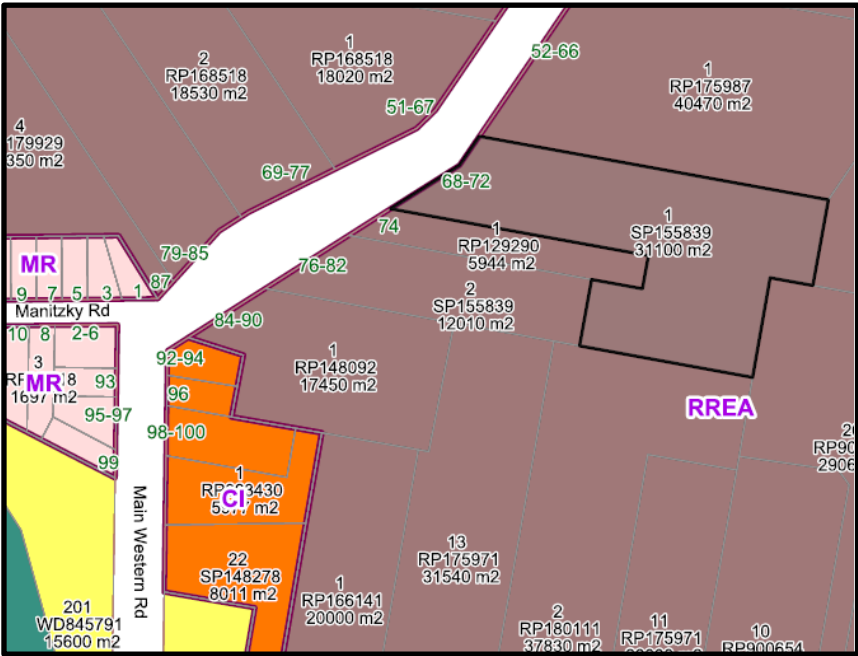
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<p>consistent with the scale and intensity proposed for <i>Nature-based tourism</i> and <i>Short-term accommodation</i> in the Precinct;</p> <p>49. Transport Depots are consistent development in the Tamborine Mountain Rural Precinct only where they do not exceed 4 heavy vehicles. The use is Accepted Development where not exceeding 2 heavy vehicles. Given the majority of land within these zones are multiple hectares, it is considered that any adverse impacts could sufficiently be minimised as the intent is to cater for small scale heavy vehicle or machinery parking - e.g. parking of machinery and truck by a private excavations business.</p>			
PLSS18/000401	<p>The submission notes that Tamborine Mountain is of high ecological importance and significant weight should be given to the 'key natural assets' in the form of documented protection if this component is to balance correctly with 'social and economic development'.</p> <p>The submission states that concerns are held about Part 3 of the draft Planning Scheme ('The Environment') and advises that to protect our unique environment, the following be incorporated:</p> <ul style="list-style-type: none"> • There be no further subdivision on Tamborine Mountain; • That clearing be restricted to reasons of fire protection and household necessity; • That significant trees are assessed by Council to determine whether their removal is permitted; • That the escarpment is given even stronger protection for reasons of stability, biodiversity and the movement of species from other areas. <p>In order to support this stance it is noted that a second attempt in the year 2000 to have Tamborine Mountain included in the World Heritage List was rejected because of fragmentation, population and perceived threats to conservation values.</p> <p>The submission notes that various groups and volunteers have done wonderful work removing weeds and pests, restoring native vegetation and increasing natural corridors. This also benefits the tourism industry as well as the residents, it would be an insult to our community if this work were to be undermined by an increase in housing and population and the associate infrastructure required.</p>	<p>The submission's concern regarding the protection of key natural assets through the mechanisms contained in the draft Planning Scheme is noted.</p> <p><i>Subdivision on Tamborine Mountain</i></p> <p>The proposed policy for subdivision on Tamborine Mountain that was included in the consultation draft was intent on facilitating limited growth via infill rural residential development while also seeking to protect the environmental values and existing character and amenity of the locality. However, the public consultation process raised a number of matters in regards to the proposed subdivision policy that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken prior to the implementation of any new policy. Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. This change will preclude all residential subdivision on Tamborine Mountain.</p> <p><i>Clearing of Native Vegetation</i></p> <p>Clearing of native vegetation in areas mapped in the Environmental Significance Overlay triggers the requirement for a code assessable application, except where the proposed clearing is subject to an exemption under the <i>exempt clearing</i> definition under Schedule 1. Changes have been made to the <i>exempt clearing</i> definition in response to the submissions received during consultation. One key change includes the establishment of a <i>Dwelling house</i> on land above 2,000m² is no longer proposed to be recognised as <i>exempt clearing</i> and subsequently, triggers the requirement for a code assessable application. Other minor adjustments have been made to the <i>exempt clearing</i> definition that offer additional protection to habitat and vegetation in residential and rural residential areas. The amended <i>exempt clearing</i> definition is located in Schedule 1 of the draft Planning Scheme.</p> <p><i>Significant Trees</i></p> <p>As a result of matters raised in a number of submissions, the Vegetation Management Area (VMA) policy of the Nature Conservation Overlay of the <i>Beaudesert Shire Planning Scheme 2007</i> is proposed to be reinstated in the draft Planning Scheme. The purpose of the VMA is to protect significant trees, maintain and enhance a predominantly forested character and contribute towards the maintenance of biodiversity. The VMA has coverage throughout</p>	No	<ol style="list-style-type: none"> 1. Amend the Strategic Framework, the Tables of Assessment, Zone Codes and Overlay Map OM-13 to reflect that further residential or rural residential subdivision on Tamborine Mountain is not supported and additional lots are not created in the Rural Residential Zone and of the Low-Density Residential Zone - Mountain Residential Precinct. 2. Amend the <i>exempt clearing</i> definition to assess proposed native vegetation removal on larger lot sizes. 3. Change the name of Rural Escarpment Precinct to 'Rural Escarpment Protection Precinct' and amend the assessment level for <i>Cropping, Intensive animal industry</i> and <i>Permanent</i> 	Yes

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		<p>Tamborine Mountain and at the eastern area of Tamborine where it adjoins Tamborine Mountain.</p> <p>The identification and protection of additional environmental values other than those currently identified in the Environmental Significance Overlay is outside of the scope of the initial version of the draft Planning Scheme. However, in the absence of any further detailed region-wide biodiversity policy at this current time, the retention of the policy of the VMA is proposed to be carried forward into the draft Planning Scheme as an interim solution. Furthermore, the reinstatement of the VMA policy will afford greater protection to native vegetation of a certain size that is not currently recognised as mapped Matters of State Environmental Significance in the Environmental Significance Overlay subject to the exemptions of the <i>exempt clearing</i> definition, which is similar to the current exemptions in the <i>Beaudesert Shire Planning Scheme 2007</i>.</p> <p><i>Protection of Tamborine Mountain Escarpment</i></p> <p>In response to this and various submissions, focus on the protection of the environmental values on Tamborine Mountain has resulted in increasing the level of assessment for certain land uses (<i>Cropping, Intensive animal industry and Permanent plantation</i>), from <i>accepted to code assessment</i> in the Rural Escarpment Protection Precinct. This will provide further consideration and protection of environmental values on Tamborine Mountain. The purpose of the Rural Escarpment Protection Precinct is to be achieved through low intensity development that protection of regionally significant natural landscape and environmental values. The associated Code seeks to protect or enhance natural landscape values, maintain or enhance vegetation cover, allow only small and low intensity scale development and not detract from the amenity of adjoining premises. This Code may also support the suggested biodiversity stability and movement of species from other areas, including the adjoining Conservation Zone.</p> <p>The work undertaken by community groups in enhancing the natural values of the region is recognised and appreciated by Council.</p>		<p><i>plantation</i>, to code assessment in the Rural Escarpment Protection Precinct.</p>	
PLSS18/000541	<p>The submission endorses the comments made in PLSS18/000401 and submits that the retention of the waste facility and transfer station at the northern end of Knoll Road belies the assertion that the plan 'conserves and enhances' environmental values with respect to the <i>Strategic Vision - Section 3.0</i>, points 4 and 5.</p> <p>These facilities need to be relocated to the Long Road location, as originally intended, thus freeing up space for picnic and tourist uses and taking the pressure off the already over-subscribed area of Knoll National Park. The relocation of the waste facilities will also contribute to the environmental corridors on the Mountain, in particular the corridors along the escarpment edges.</p> <p>The submission provides an additional attachment, which raises the following points:</p> <ol style="list-style-type: none"> 1. Council's Biodiversity Strategy states the Scenic Rim is an international biodiversity hotspot and many species are only found in the Scenic Rim. Loss in biodiversity will impact industries of the region such as tourism and the quality of life in South East Queensland. The submission urges that environmental protection is strengthened rather than weakened in the new planning scheme; 2. While acknowledging there are different priorities across the regional council area, Tamborine Mountain is a special place and the submitters has assisted in the locality being extensively surveyed with 71 surveys resulting in 1,417 plant 	<p>Please refer to the Analysis and Recommendation provided for submission number PLSS18/000401 above.</p> <p>The submission's request to relocate the waste transfer station operating at Knoll Road to Council's Long Road land does not represent a planning scheme matter and subsequently, is outside the scope of the draft Planning Scheme.</p>	No	No change.	N/A

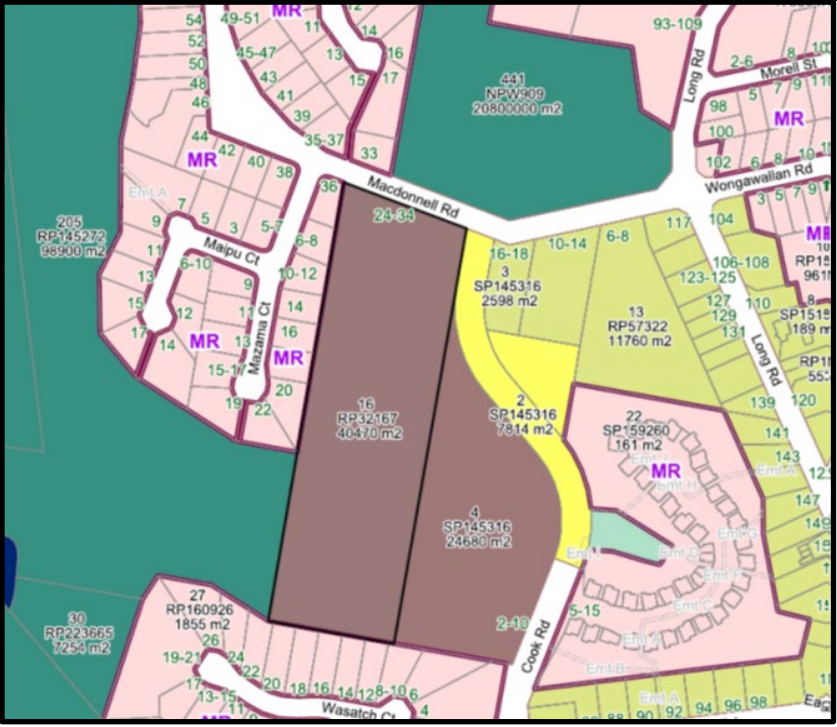
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	<p>species and 920 animal species identified and recorded. More protected habitat areas are required as species are predicted to move to higher and cooler areas. Council should provide more habitat and not allow it to be compromised.</p> <p>3. Tamborine Mountain is subject to ongoing degradation from its substantial population and associated exotic plant and animal pests, water contamination, traffic and other infrastructure hurdles, which affect biodiversity corridors and links. A second attempt to have Tamborine Mountain included on the World Heritage List was rejected in 2000 due to fragmented rainforests. The submitter has since been working to increase and enhance natural corridors connecting areas of natural habitat by eliminating weeds and revegetating Council reserves. Other community organisations have done similar work in the national park. These activities, which increase habitat, have improved the mountain's attraction to tourists who flock to the green areas, the clean air and village atmosphere. Extending protected areas will enhance this attraction.</p> <p>4. We advocate the following be incorporated into the environmental section of the Scenic Rim Planning Scheme:</p> <ol style="list-style-type: none"> That there be no further subdivision on Tamborine Mountain; That clearing be restricted to reasons of fire protection and household necessity; That significant trees are assessed by Council to determine whether their removal is permitted; and That the escarpment is given even stronger protection for reasons of stability, biodiversity and the movement of species from other areas. 				
PLSS18/000008	<p>The submission:</p> <ol style="list-style-type: none"> does not support the current urban subdivision trends evident in the SEQ region that result in urban sprawl, and believes urban centres need to be revitalised and high density dwellings, existing infrastructure, non-car mobility, small business, delivery of services (i.e. focus on a policy of consolidation and renewal). does not believe Council's vegetation protection policy adequately protects habitat and significant vegetation. The submission notes clearing that has occurred in the area in the past that is not regulated but should be (no specific details provided). 	<ol style="list-style-type: none"> The submission's concerns regarding urban sprawl are noted. The draft Planning Scheme is required to provide sufficient residential land allocated within an urban zone to meet a minimum of 15 year supply. This residential land supply under the draft Planning Scheme is limited to the region's designated urban areas, which will prevent the fragmentation of the region's rural lands. Please also refer to the Analysis of PLSS18/000318 for the subdivision policy for Tamborine Mountain revised in response to the matters raised in submissions. The Environmental Significance Overlay seeks to apply a region-wide approach across the whole Scenic Rim to limit the potential impacts of development on habitat and significant vegetation. Matters of State and Environmental Significance are afforded protection through the Overlay and include High Ecological Value Waters (Waterways and Wetlands), High Ecological Significance Wetlands, Protected Areas (National Parks), Regulated Vegetation (as defined under the <i>State Planning Policy 2017</i> for Matters of State Environmental Significance), Local Biodiversity, Koala Habitat and Local Watercourses (and buffer areas). <p>The following key amendments to the environmental policy of the draft Planning Scheme are proposed in response to the matters raised in submissions:</p> <ol style="list-style-type: none"> Reduction in the clearing activities of native vegetation that can be undertaken as <i>exempt clearing</i>, in particular in urban and rural residential areas. Please refer to the amended <i>exempt clearing</i> definition in Schedule 1 of the draft Planning Scheme for further details; Update of the Matters of State Environmental Significance of the Environmental Significance Overlay to incorporate recently released MSES Regulated Vegetation (Essential Habitat) mapping, which is 	No	No change.	Yes

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<p>habitat of endangered or vulnerable or near-threatened wildlife (protected wildlife) under the <i>Nature Conservation Act 1992</i>. This new mapping is intent on protecting regulated vegetation, which is essential habitat for endangered or vulnerable wildlife of State significance;</p> <p>c) The Vegetation Management Area (VMA) policy of the Nature Conservation Overlay of the <i>Beaudesert Shire Planning Scheme 2007</i> is proposed to be reinstated in the draft Planning Scheme. The purpose of the VMA is to protect significant trees, maintain and enhance a predominantly forested character and contribute towards the maintenance of biodiversity. The reinstatement of the VMA policy will afford greater protection to native vegetation of a certain size that is not currently recognised as mapped Matters of State or Local Environmental Significance in the Environmental Significance Overlay (subject to the exemptions of the <i>exempt clearing</i> definition).</p>			
PLSS18/000020	<p>The submission raises concerns about the loss of forests and groundwater in the Scenic Rim, especially on Tamborine Mountain and raises the below points.</p> <ul style="list-style-type: none"> • Provide incentives for property owners to replant forests; • Increase number / capacity of water tanks required for each dwelling; • Add a levy for households using bath tubs and drawing groundwater; • Meter water that is extracted from the ground; • Monitor effluent from properties bordering forests; • Limit further subdivision and provide a rate incentive to ensure large parcels of land remain intact; • Areas of productive land in the Scenic Rim should be recognised and protected from development; • The Planning Scheme should recognise that land as small as one acre can provide significant small crop production and may be needed; • Land need not necessarily be in current production to be recognised for its potential - a future reserve / insurance; • Land be included for forestry that can also be for wildlife; • Current owners be admitted into a special rating category to assist them in maintaining diminishing resources for the future high demands that are inevitable; • High density settlement never encroach upon these future reserves. 	<p>The concerns and suggestions outlined in the submission are noted. The intent for development on Tamborine Mountain is to enable limited growth whilst protecting the valuable natural assets and existing residential amenity.</p> <p>The proposed policy for subdivision on Tamborine Mountain that was included in the consultation draft was intent on facilitating limited growth via infill rural residential development while also seeking to protect the environmental values and existing character and amenity of the locality. However, the public consultation process raised a number of matters in regard to the proposed subdivision policy that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken prior to the implementation of any new policy. Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. This change will preclude all residential subdivision on Tamborine Mountain.</p> <p>The suggested incentives and improvements relating to water cycle management, rating and incentives are noted, however are outside of the scope of the draft Planning Scheme.</p>	No	Refer to proposed changes detailed in <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> and Recommendation from PLSS18/000288(12)	N/A

9. Tamborine Mountain - Residential Development Matters

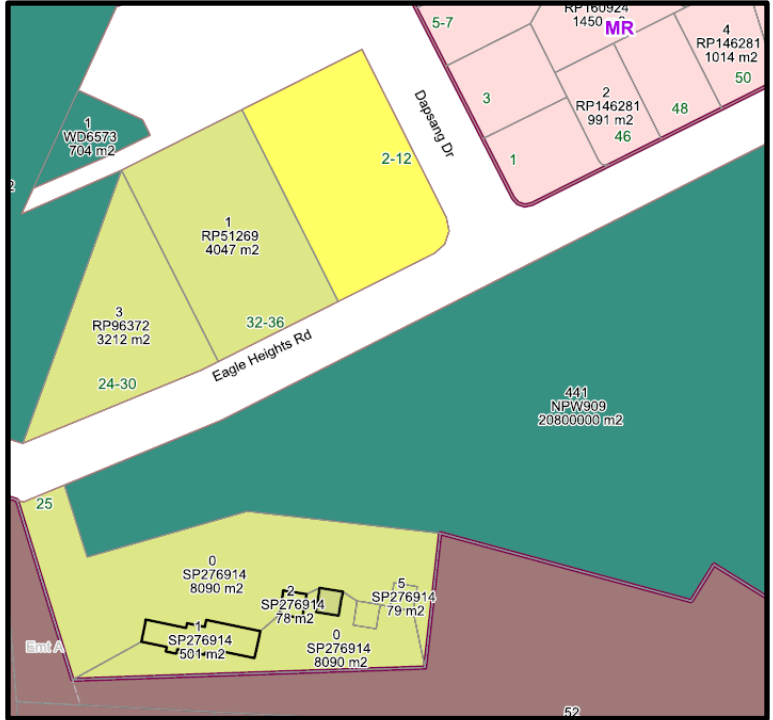
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000022	<p>A submission has been received in relation to land at 68-72 Main Western Road, Tamborine Mountain, being Lot 1 on SP155839. The submission seeks the opportunity to subdivide the empty paddock on the property as it is too expensive to maintain.</p> <p>The submission also contends that there is an urgent need for a small eco-friendly, gated complex within walking distance of all medical facilities, shops and other important services available for independent, mature people. It is considered that there is currently nothing that fits these criteria in the vicinity and the subject land would be ideal. Existing complexes like Capo de Monte and Eagles Retreat that have been in existence for some time are too far away and can be improved upon.</p> 	<p>1. Subdivision on Tamborine Mountain</p> <p>The subject land, being 3.1 hectares, is proposed to be included in the Rural Residential A Precinct of the Rural Residential Zone, which proposed a minimum lot size of 1 hectare. Whilst the minimum lot size and dimensions of the consultation draft may have provided the possibility of subdivision (subject to meeting the requirements of the draft Planning Scheme), the public consultation process raised a number of matters regarding the proposed subdivision policy that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</p> <p>Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in <i>Overlay Map OM-13 - Minimum Lot Size</i>) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</p> <p>Additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</p> <p>2. Retirement Facilities and Residential Care Facilities on Tamborine Mountain</p> <p>The Strategic Framework of the draft Planning Scheme recognises <i>Residential care facilities</i> and <i>Retirement facilities</i> on Tamborine Mountain as a potentially appropriate use (subject to the impact assessment process) under the following circumstances:</p> <p><i>Section 3.4.1 - Communities and Character - Strategic Intent</i></p> <p>"Residential care facilities and Retirement facilities are supported to service the care and accommodation needs of aged persons on the Tamborine Mountain plateau where:</p> <ol style="list-style-type: none"> 1) located in the urban footprint and in close proximity to services and facilities; 2) of a low density and small in scale; and 3) involving a low-rise built form designed to integrate with the natural and landscape values of the land". <p><i>The establishment of large-scale Retirement communities and Residential care facilities are not supported in the Mountain Community due to their inconsistency with the prevailing low intensity development pattern of the area and limited infrastructure availability".</i></p> <p><i>Section 3.4.2 - Communities and Character - Strategic Outcomes</i></p> 	No	Refer to the recommendation of PLSS18/000318 in relation to the proposed changes to the subdivision policy on Tamborine Mountain.	Yes

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		<p>a) "Residential care facilities and Retirement facilities are supported to service the care and accommodation needs of aged persons on the Tamborine Mountain plateau where:</p> <p>a) located in the urban footprint and in close proximity to services and facilities, and are of a low density and small in scale; and</p> <p>b) involving a low rise built form designed to integrate with the natural and landscape values of the land".</p> <p>b) "Large scale Retirement communities and Residential care facilities are not supported in the Mountain Community due to their inconsistency with the prevailing low intensity development pattern and character of the area and the limited infrastructure availability such as reticulated water supply and sewerage networks".</p> <p>Consideration of any other locations or circumstances under which Residential care facilities and Retirement facilities may represent an appropriate development outcome for Tamborine Mountain requires further detailed review, which is outside the scope of the initial version of the draft Planning Scheme.</p>			
PLSS18/000142	<p>The submission supports the draft Planning Scheme changes that relate to Lot 1 RP216666, 598-616 Main Western Road, Tamborine Mountain, specifically:</p> <ul style="list-style-type: none"> Subdivision of lots on Main Western Road, Tamborine Mountain when meeting strict criteria requirements such as road frontage, size of blocks and consideration of main road entrances which will result in not many blocks of land to be affected; and Smaller blocks will make land more affordable and increase the population only in a small way which will hopefully result in a rate reduction. 	<p>The submission's support of the proposed subdivision policy of the draft Planning Scheme is noted. However, please refer to Analysis for Part 1 of PLSS18/000022 above.</p>	No	Refer to the recommendation of PLSS18/000318 in relation to the proposed changes to the subdivision policy on Tamborine Mountain.	N/A
PLSS18/000143	<p>The submission expresses strong support for the draft Planning Scheme as it relates to Lot 1 RP216666, 598-616 Main Western Road, Tamborine Mountain, specifically the subdivision changes will only affect a small number of properties using strict criteria based on the size of blocks, road frontage length and main road entrances.</p> <p>The submission congratulates Council on having the foresight to allow zoning changes to meet the community in the best way possible, having a minimal impact on the current community.</p>	<p>The submission's support of the proposed zoning in the draft Planning Scheme is noted. However, please refer to Analysis for Part 1 of PLSS18/000022 above.</p>	No	Refer to the recommendation of PLSS18/000318 in relation to the proposed changes to the subdivision policy on Tamborine Mountain.	N/A
PLSS18/000083	<p>A submission was received in relation to land described as Lot 16 on RP32167, 24-34 Macdonnell Road, Tamborine Mountain. The submission outlines the below matters for consideration.</p>	<p>1. Subdivision on Tamborine Mountain</p> <p>The submission's support for the draft Planning Scheme is noted. However, the public consultation process raised a number of matters regarding the proposed subdivision policy that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> concerns about the protection of existing character; infrastructure capacity; environmental and landscape amenity concerns; and the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</p> <p>Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum</p>	No	<p>1. Refer to the recommendation of PLSS18/000318 in relation to the proposed changes to the subdivision policy on Tamborine Mountain.</p> <p>2. No change.</p>	Yes

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>1. The submission is in overall support of the draft Planning Scheme as it provides a robust and sustainable approach for the development of land in the Scenic Rim, albeit overly constrained and prescriptive in relation to Tamborine Mountain.</p> <p>2. It is noted that the Planning Scheme limits urban growth on Tamborine Mountain and the creation of smaller lots and medium density housing is restricted. It is considered that this approach will quarantine the Mountain from normal community growth in SEQ, which is inconsistent with encouraging growth in other SRRC centres. Generally, this is seen as a retrograde step which is likely to stifle the vibrancy and wellbeing of the Mountain - an approach that is not sustainable. Further subdivision for the creation of new residential lots should be supported, including Lot 16 RP32167 at Eagle Heights in the Rural Residential Zone with a 3000m² minimum lot size. It is considered that this lot could facilitate smaller lots than the proposed 3,000m² minimum. Lot 16 RP 32167 is currently zoned as Village Residential and:</p> <ul style="list-style-type: none"> • is ideally located to provide housing for Eagle Heights; • has a gentle slope between two plateaus and located adjacent the Cook Road reserve / Gallery Walk north parking lot; • is adjoined by multiple small lot developments on two boundaries, has a major road frontage (Macdonnell Road) on the front and National Park opposite; • is not affected by the Environmental Significance Overlay and is proximate to the Eaglebrook Over 50s gated community and Gallery Walk; • has limited rural amenity and/or practicality given the adjoining development; • has limited visibility past its flat Macdonnell Road frontage and therefore, warrants consideration for the development of lots smaller than 3,000m². 	<p>lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in <i>Overlay Map OM-13 - Minimum Lot Size</i>) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</p> <p>Additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</p> <p>2. Overlay Mapping</p> <p>In regard to the accuracy of the overlay mapping for the Bushfire and Landslide Hazard and Steep Slope Overlays applying to the site, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the State government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the planning scheme.</p> <p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> • The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; • The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p>			

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	<p>The submission argues that the character of the Mountain would be enhanced and village growth for Eagle Heights would be provided without undue urbanisation as such development would simply interface with the extensive developments already on neighbouring properties. The land has previously been approved for development as a service station, and then as an eco-tourism development with multiple cabins, main guesthouse, restaurant, and a caretaker's cottage (lapsed).</p> <p>Consideration should be given for smaller lots generally in the Rural Residential Zone. Reasons include:</p> <ul style="list-style-type: none"> • There is already historically, smaller (than 3,000m²) lot development in several enclaves and villages across the Mountain (most particularly Eagle Heights and North Tamborine); • A small number of select parcels of land (such as Lot 16 RP32167) which are to be designated Rural Residential, are in and near these enclaves and are very well located, and easily developed; • The future housing needs of a thriving multi-village area (e.g. North Tamborine and Eagle Heights) with multiple good quality schools, dictates a need for a variety of future housing options; • The Gallery Walk tourism precinct provides employment and generates significant tourist income to the whole Scenic Rim, will be constrained under the new Planning Scheme when it should be encouraged to expand, with improvements that grow its importance, appeal, and catchment within the Scenic Rim. Housing in the area is a prerequisite; • North Tamborine is transforming into a vibrant community with potential commercial and employment growth that will need proximate residential lot development, in Eagle Heights and/or North Tamborine; • People seeking to live/buy property on Tamborine Mountain such as retirees, young families and those looking for a second home are not looking for large housing lots as is provided by proposed Rural Residential A subdivision rules. <p>Those employed on Tamborine Mountain do not wish to live off the Mountain, so there needs to be provision for increasing the number of housing lots available for purchase at affordable prices. The provisions to allow subdivision of Rural Residential blocks goes some way to achieving this.</p> <p>Council is urged to recognise that affordable land is generally a function of smaller lot sizes, location, and/or shared amenities. Therefore, a reduction to the minimum lot size in the Rural Residential Zone would be appropriate for selected lots. These select blocks should be considered for more normal, vicinity-consistent size limits, e.g. 1,000 - 2,000m² (average) residential lot developments.</p> <p>It is considered that new small lot development would not necessarily change the character of the Mountain and targeted opportunities for small lot development and / or e.g. apartments/units could actually enhance and complement the existing character of the Mountain in select locations within, for example, Eagle Heights.</p> <p>The need to address services and infrastructure on the Mountain is best tended to by developing and progressively implementing a long-term plan for providing infrastructure, to help sustain these communities and their businesses, rather than placing a blanket prohibition on urbanisation. Smaller lot developments and multiple dwellings can be accommodated with an effective communal sewer system</p>				

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	<p>It is contended that selected land in the Rural Residential Zone could facilitate a minimum lot size of 2,000m² with a 30m frontage where it can be demonstrated that wastewater treatment and disposal can be adequately catered for. Further, the planning scheme could facilitate further subdivision to 1,000m² with a 30m frontage where a communal water storage and wastewater treatment facility is provided, or lots less than 1,000m² for two storey apartments or strata titled residential unit developments, provided water and sewer requirements are adequately addressed. Owners of well-located blocks should have the opportunity to elect a zoning of Low Density Residential (Mountain Residential Precinct) with the right to subdivide to 1000-2000m² average lot sizes.</p> <p>3. It is also noted that the Landslide Hazard and Steep Slope and Bushfire Overlays that apply to the subject land appear inaccurate and a review of the site should be undertaken to reflect the actual constraints of the land.</p>				
PLSS18/000165	<p>The submission requests Council consider the following in relation to Lots 1 and 2 RP109965, 56-76 Curtis Road, Tamborine Mountain:</p> <ol style="list-style-type: none"> 1. Reduce the minimum frontage for a Reconfiguration of a Lot application (code assessment) from 70m to 50m in Section 5.6 Tables of Assessment for Rural Residential A Precinct; 2. Reduce the minimum frontage from 70m to 50m (or from 90m to 70m where involving an access easement to a rear lot) in Table 9.4.6.3.2 Minimum Lot Size and Design for Rural Residential A Precinct; 3. In Table 8.2.4.3.1 Environmental Significance Overlay Code, Acceptable Outcome AO3.2, reduce the minimum buffer width from 100m to 50m for an area outside an urban area to make it consistent with an urban area; <p>The accuracy of overlay OM 04D Environmental Significance Wetlands and Waterways affecting the site is challenged as it considered that the "High Ecological Value Watercourse" is just a grassed field. There does not appear to be any physical evidence of a channel, permanent water flow, or riparian vegetation and therefore is not a watercourse. Further, the actual Creek that traverses Curtis Road is not even identified as a watercourse on this Map calling into serious question the accuracy of this overlay map. It should be reviewed and revised accordingly;</p> <ol style="list-style-type: none"> 4. More flexibility for Rural Residential subdivision should be provided so development can achieve a minimum lot size of 1 ha while maintaining residential amenity and character and appropriately protecting environmental values. Without this flexibility, applications will be elevated to impact assessment and/or subjected to costly specialist consultant reports, which adds substantial risk and cost to the development assessment process and will discourage landowners from undertaking this development and thereby meeting the Planning Scheme intent; and 5. The submission seeks clarification as to whether the area of a 20m access to a rear lot counts towards the calculation of the minimum 1ha area. 	<ol style="list-style-type: none"> 1. The minimum lot frontage to a constructed road for the Rural Residential A Precinct is proposed to be reduced from 70m to 50m in response to matters raised in submissions; 2. The minimum lot frontage to a constructed road for the Rural Residential A Precinct has been reduced to 50 metres, with the width of any rear lot or access easement reduced to 10 metres. However, please note that the changes proposed to the subdivision policy applying to Tamborine Mountain precludes the creation of any new residential lots (please refer to 5 below). 3. The buffer distance (100m) is for a Matter of State Environmental Significance involving a watercourse identified as High Ecological Value Waters (Watercourse) and located outside an urban area. The property affected by the buffer area is in a Rural Residential A zone and at almost 4 hectares of rural residential land, it does not fit an "urban" description. 4. The watercourse mapped on the subject site meets the definition of a watercourse. A <i>watercourse</i> is defined under section 5 of the <i>Water Act 2000</i> as a 'river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events'. The other watercourse the submission refers to, which is also located on Curtis Road, west of this location, is not mapped as a watercourse of High Ecological Value at the State significance level, but is mapped as a Stream Order 2, flowing to a Stream Order 3 and 4 Watercourse. It is mapped under <i>Matters of Local Environmental Significance - Local Watercourses</i>. These also have Buffer area development constraints, which are 10m for stream order 2 and 25m for stream orders 3 and 4. 5. The proposed policy for subdivision on Tamborine Mountain that was included in the consultation draft aimed to facilitate limited growth whilst also protecting the environmental values and existing character and amenity. However, the public consultation process raised a number of matters regarding the proposed subdivision policy that requires more detailed consideration, including: <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. 	No	<ol style="list-style-type: none"> 1. and 2. Amend Table 9.4.6.3.2 Minimum Lot Size and Design for Rural Residential A Precinct minimum lot frontage to a constructed road from 70m and 90m (where involving an access easement to a rear lot) to 50 metres. 3. No change. 4. No change. 5. Refer to PLSS18/000318 for review of policy applying to subdivision on Tamborine Mountain. 6. No change 	Yes

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		<p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</p> <p>Accordingly, to give effect to this change in draft policy position, it is proposed to amend Overlay Map OM-13 - Minimum Lot Size to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in Overlay Map OM-13 - Minimum Lot Size) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</p> <p>Additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</p> <p>6. It is confirmed that the 20m access to a rear lot would count towards the calculation of the minimum lot area. However, please refer to the Analysis provided to 5 above.</p>			
<p>PLSS18/000206</p>	<p>1. A submission has been received in relation to Lots 1, 2 and 3 on SP276914, being 1/25 Eagle Heights Road, North Tamborine. The submission is concerned that there is no opportunity in the draft Planning Scheme for the expansion of the existing business operation on Lots 1, 2 and 3 on SP276914. The planning scheme should allow for this along with provision for extension to the number of cottages.</p>  <p>2. The policy for a <i>Managers cottage</i> and <i>Dual Occupancy</i> should also be considered. The rule relating to distance from the main dwelling of 20m should be relaxed to any distance provided sewage disposal requirements are met.</p>	<p>1. The submission is not specific about which business operation is unable to be expanded under the draft Planning Scheme. It should be noted that the land the subject of the submission is included in the Minor Tourism Zone, which facilitates tourist activities including <i>Short term accommodation</i>.</p> <p>2. In response to concerns raised in submissions, the maximum 20 metre separation requirement is proposed to be removed from the Dual Occupancy Code. The size of dwellings for a <i>Dual occupancy</i> is proposed to be limited in the Rural Residential Zone restricted by the site coverage provisions of the Zone Code. However, other policy changes for Dual occupancy provisions have been proposed to the draft Planning Scheme to ensure built form aligns with density and desired character. For example, the level of assessment will be increased for all Dual occupancy in all zones and precincts on Tamborine Mountain to impact assessable with a minimum required density of 1 dwelling per 4000m² (i.e. minimum site area of 8,000m²). A number of changes to the Dual Occupancy Code are also proposed to ensure better streetscape presentation and address amenity concerns, including privacy.</p> <p>3. The submitter's support for the subdivision policy applying to the Rural Residential Zone is noted. The submission's support for the draft Planning Scheme is noted. However, the public consultation process raised a number of matters regarding the proposed subdivision policy that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</p> <p>Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in</p>	<p>No</p>	<p>1. No change.</p> <p>2. Dual Occupancy provision changes have been proposed to ensure built form aligns with density and desired character.</p> <p>3. Refer to PLSS18/000318 for review of policy applying to subdivision on Tamborine Mountain.</p>	<p>Yes</p>

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	<p>The size of the second dwelling should not be restricted especially in large lots over 2,000m².</p> <p>3. It is also contended that the proposed policy for subdivision of large lots in the Rural Residential Zone is a good idea especially since it restricts such subdivision to minimum 70m frontage. This allows limited expansion whilst retaining the mountain atmosphere.</p>	<p>Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in <i>Overlay Map OM-13 - Minimum Lot Size</i>) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</p> <p>Additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</p>			
PLSS18/000560	The submission requests that when creating rear lots, consideration should be given to allowing for two rear lots with only one access where the land allows. This outcome is considered more preferable than providing for two access handles.	The Reconfiguring a Lot Code discourages the creation of more than one rear lot in any subdivision (please refer to Performance Outcome 17). This is a region wide policy that applies to all subdivisions. Notwithstanding, as discussed above, the changes to the subdivision policy applying to Tamborine Mountain will preclude the creation of any new residential lot.	No	No change.	N/A
PLSS18/000318	<p>The submission raises several points about the draft Planning Scheme, including:</p> <ol style="list-style-type: none"> 1. There is a conflict between the vision, values and intention in the Strategic Framework and the applied effects of the Tables of Assessment, Zones, Overlays and Development Code. It is contended that the qualities that attract residents and tourists to Tamborine Mountain will be destroyed by the draft Planning Scheme. 2. Tamborine Mountain should have a Local Area Plan. The precincts that relate to Tamborine Mountain in the draft Planning Scheme do not go far enough in recognising the unique identity and specific planning requirements and a Local Plan will provide a locally focussed outcome and a realistic level of planning for a location that necessarily requires a considered and thoughtful scheme. 3. The strategic intent states '<i>Limited low density residential lots are created on Tamborine Mountain to consolidate the existing rural residential development pattern</i>', however, this concept is ambiguous and there are no studies to suggest and guide an accepted forecast population for Tamborine Mountain. In the absence of any materials that guide an accepted forecast population for Tamborine Mountain, there should be no wholesale change to the current <i>Beaudesert Shire Planning Scheme 2007</i> as it applies. It is contended that the reconfiguring a lot provisions have the potential to achieve in excess of 1,200 lots, which will effectively double the population of Tamborine Mountain. As such, there should be no subdivision in the Rural Residential Zone, or this minimum lot size should be 1 hectare. 4. Larger lots used for agriculture, or that have the potential to be used for agriculture, should not be fragmented. Of particular concern are Lot 1 on SP240782, 59 Wilson Rd, Tamborine Mountain; Lot 2 on SP243136, 15-35 Golf Course Rd, Tamborine Mountain; Lot 6 on SP137576, 122-128 Long Rd, Tamborine Mountain; Lot 4 on SP145316, 2-10 Cook Rd, Tamborine Mountain; Lot 16 on RP32167, 24-34 Macdonnell Rd, Tamborine Mountain; Lot 1 on RP45268, 30 Kidd St, Tamborine Mountain; Lots 1 and Lot 2 on RP131340, 414 Long Rd and Kentia Dr, Tamborine Mountain, as well as the numerous lots making up a rural land holding comprising established vineyard and winery along Beacon Road. 5. It is asserted that there is a conflict in the draft Planning Scheme in relation to the facilitation of <i>Dual occupancy</i> and the inability to create a new lot in the Low 	<p>The below responses are provided to the matters raised in the submission.</p> <ol style="list-style-type: none"> 1. The proposed policy for residential subdivision on Tamborine Mountain included in the consultation draft was intent on facilitating limited growth via infill rural residential development while also seeking to protect the environmental values and existing character and amenity of the locality. However, the public consultation process raised a number of matters regarding the proposed subdivision policy that requires more detailed consideration, including: <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</p> <p>Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in <i>Overlay Map OM-13 - Minimum Lot Size</i>) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</p> <p>Additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</p> <p>A change to the policy of dual occupancies is also proposed to ensure the careful consideration of this form of development on Tamborine Mountain, with secondary dwellings (limited to 60m²) instead encouraged as the preferred mechanism to providing further housing variety to meet the changing needs of the community.</p> 2. A Local Plan for Tamborine Mountain is not included in the draft Planning Scheme because a region-wide approach to developing the policy was 	No	<ol style="list-style-type: none"> 1. Strategic Framework 3.4.1: <i>Further subdivision on Tamborine Mountain is not supported; and</i> Section 3.4.2 (3) <i>Additional lots are not created in the Rural Residential Zone, Mountain Residential Precinct of the Low-Density Residential Zone, or Rural Escarpment Protection and Tamborine Mountain Rural Precincts of the Rural Zone;</i> <p>Amend Overlay Map OM-13 - Minimum Lot Size to exclude all lots in Tamborine Mountain that are currently included in the 1ha or 3000m² minimum lot size area.</p> <p>Increase the minimum lot size for the Rural Residential Zone from 3000m² to 4000m².</p>	Yes

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	<p>Density Residential Zone - Mountain Residential Precinct, because new lots in the zone are not supported due to wastewater constraints, yet two houses on a lot are can be achieved. In terms of character, there is little to no difference between a new lot and a new dwelling and therefore, to protect the rural residential character of Tamborine Mountain, the minimum lot size for <i>Dual occupancy</i> that is consistent development should be no less than 6,000m². Further, in the Dual Occupancy Code, Table 9.3.4.3.1, Performance Outcome 5, it is suggested that only one of the dwellings of a <i>Dual occupancy</i> should provide casual surveillance so that the visual impact of two dwellings on a street frontage is reduced and dual occupancies are not constructed along road frontages simply to achieve compliance for accepted development.</p> <p>6. The draft Planning Scheme should provide for the extraction of groundwater and sale for use on Tamborine Mountain only to facilitate local supply. Clarity of definitions for groundwater extraction should be provided.</p> <p>7. The draft Planning Scheme does not adequately achieve environmental protection. The impacts of further development on groundwater quality and quantity need to be considered and many of the large allotments that have the potential for further development abut National Park and contain watercourses. The policy for subdivision in the Rural Residential Zone on Tamborine Mountain is in conflict with the vision, which includes that <i>development has conserved and enhanced ecological and landscape values, which form an integral part of the development pattern</i>. Assessment of ecological significance is only triggered if the land is identified on the Overlay Map, which could be unreliable and there is limited increased level of assessment to ensure that all of the Planning Scheme applies for development of land containing matters of environmental significance. For example, there is no increased level of assessment for clearing of <i>native vegetation</i> to gauge public perception of the extent being proposed.</p> <p>8. There appears to be a nexus lacking between the overall 'strategic vision' and the actual performance outcomes of zone codes intended to achieve this. For example, the purpose statement of the 'Rural Residential Zone - (Where No Precinct Applies)' makes no reference whatsoever to ecological and landscape values. Although, the purpose statement of 'Rural Residential Zone - Rural Residential Precinct A' differentiates in stating '<i>Character (i) involves low density residential living on large acreage lots, in a semi-rural or natural landscape setting, where natural landscape features and environmental values such as ridgelines, waterways, vegetation, ecological corridors and open space prevail over the built form</i>'.</p> <p>There should be no Rural Residential zoned lots in Tamborine Mountain that are not within a precinct that appropriately deals with natural landscape features and environmental values. The Performance Outcomes of the Zone Code relevant to the Rural Residential A Precinct make no reference whatsoever to ecological and landscape values, other than that "<i>Development maintains and protects important views to significant landscape features, including ridgelines.</i>" The Acceptable Outcome to achieve this Performance Outcome then does not allude to any significant values other than broad reference to "significant landscape features" and "a ridgeline", which are abstract terms and easily misrepresented.</p> <p>No single purpose stated in the Zone codes adequately makes reference to maintaining environmentally significant areas. The Rural Residential Zone Code - Rural Residential A Precinct, as discussed before, makes minimal reference. All Performance Outcomes of zones make no reference to</p>	<p>adopted using zone precincts, rather than local plans to further refine local policy matters. It should be noted that for Tamborine Mountain localised matters have been addressed through the following:</p> <ul style="list-style-type: none"> • specific zone precincts including the Mountain Residential Precinct, the Rural Escarpment Protection Precinct and Tamborine Mountain Rural Precinct; • locality specific subdivision policy for land contained in the Rural Residential Zone; and • unique policy applicable to Tamborine Mountain in the Strategic Framework through the use of the Mountain Communities strategic designation. Ultimately, the use of precincts leads to the same result as a Local Plan and it is therefore not proposed to alter this approach to addressing localised planning issues. <p>3. As discussed in 1. above, it is proposed that further examination of the rural residential subdivision policy for Tamborine Mountain be undertaken prior to any change in policy. Any residential subdivision on Tamborine Mountain will be precluded under the draft Planning Scheme until this examination is undertaken. Notwithstanding, it should be noted that the quantum of additional lots and subsequently, projected increase in population identified in the submission under the proposed policy of the consultation draft is inaccurate. The estimated potential yield of the consultation draft policy was significantly lower.</p> <p>4. Please refer to Analysis provided in response to 1. and 3. above. Whilst agricultural production may occur on some of the land parcels identified in the submission, it should be noted these lots are included in a Rural Residential Zone under the draft Planning Scheme.</p> <p>5. In response to matters raised in various submissions, the policy for <i>dual occupancies</i> on Tamborine Mountain is proposed to be amended to address the concerns raised. The policy changes include an increase in the assessment level to impact assessment (from either accepted or code) and applying a minimum density of 1 dwelling per 4,000m² of site area. A number of changes to the Dual Occupancy Code is also proposed to ensure better streetscape presentation, address amenity concerns including privacy and ensure a diversity of housing is achieved.</p> <p>6. Under the <i>Strategic Framework</i> (Section 3.4.1) groundwater extraction for commercial purposes is not supported on Tamborine Mountain, with the use not recognised as being consistent with the intent of all zones and precincts that apply to Tamborine Mountain. Whilst no change in the policy for groundwater extraction for commercial purposes under the draft Planning Scheme is proposed at this point in time, the policy matter will be subject to a further holistic review and have regard to other considerations relevant to water supply from a groundwater source including matters outside of the planning framework.</p> <p>7. The Environmental Significance Overlay seeks to apply a region-wide approach across the whole Scenic Rim to limit the potential impacts of development on habitat and significant vegetation. Matters of State and Environmental Significance are afforded protection though the Overlay and include High Ecological Value Waters (Waterways and Wetlands), High Ecological Significance Wetlands, Protected Areas (National Parks), Regulated Vegetation (as defined under the <i>State Planning Policy 2017</i> for Matters of State Environmental Significance), Local Biodiversity, Koala Habitat and Local Watercourses (and buffer areas).</p>		<p>2. No change</p> <p>3 and 4. Refer to 1.</p> <p>5. Change Dual Occupancy Code provisions to ensure built form aligns with density and desired character.</p> <p>6. No change</p> <p>7. No change</p> <p>8. Amend the Rural Residential Zone Code (Where No Precinct Applies) to include the following additional overall outcome: 6.2.16.2 (c) Character: (ii) maintains a semi-rural or natural landscape setting, where natural landscape features and environmental values such as ridgelines, waterways, vegetation, ecological corridors and open space prevail over the built form;..</p> <p>9. Refer to 1. above</p>	

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	<p>achieving, maintaining or reactivating environmental corridors. The essential levels of adequate protection for Tamborine Mountain is lacking.</p> <p>9. There is no demonstrated need for infill development on Tamborine Mountain and urban growth has previously been facilitated without the creation of new lots.</p>	<p>The following key amendments to the environmental policy of the draft Planning Scheme are proposed in response to the matters raised in submissions:</p> <ul style="list-style-type: none"> a) Reduction in the clearing activities of native vegetation that can be undertaken as <i>exempt clearing</i>, in particular in urban and rural residential areas. Please refer to the amended <i>exempt clearing</i> definition in Schedule 1 of the draft Planning Scheme for further details; b) Update of the Matters of State Environmental Significance of the Environmental Significance Overlay to incorporate recently released MSES Regulated Vegetation (Essential Habitat) mapping, which is habitat of endangered or vulnerable or near-threatened wildlife (protected wildlife) under the <i>Nature Conservation Act 1992</i>. This new mapping is intent on protecting regulated vegetation, which is essential habitat for endangered or vulnerable wildlife of State significance; c) The Vegetation Management Area (VMA) policy of the Nature Conservation Overlay of the <i>Beaudesert Shire Planning Scheme 2007</i> is proposed to be reinstated in the draft Planning Scheme. The purpose of the VMA is to protect significant trees, maintain and enhance a predominantly forested character and contribute towards the maintenance of biodiversity. The reinstatement of the VMA policy will afford greater protection to native vegetation of a certain size that is not currently recognised as mapped Matters of State or Local Environmental Significance in the Environmental Significance Overlay (subject to the exemptions of the <i>exempt clearing</i> definition); and d) Should any further refinement of Matters of Local Environmental Significance be undertaken by Council in the future, further review of region-wide biodiversity and locally significant species will be considered. Please note that this further refinement is outside the scope of the initial version of the draft Planning Scheme. <p>8. The Rural Residential Zone Code has been amended in light of the concerns raised in the submission to ensure development meets the desired purpose of the Zone. The following Overall Outcome is proposed to be included in Section 2(c) 'Character':</p> <ul style="list-style-type: none"> • <i>"maintains a semi-rural or natural landscape setting, where natural landscape features and environmental values such as ridgelines, waterways, vegetation, ecological corridors and open space prevail over the built form"</i>; <p>To assist in providing certainty about development in the Rural Residential Zone, the outcomes for achieving, maintaining or reactivating environmental corridors or protecting ecological or landscape values are limited to the Environmental Significance Overlay Code, which is triggered by development occurring within the mapped area.</p> <p>9. Please refer to Analysis provided in response to 1. and 3. above.</p>			
PLSS18/000158	<p>The submission does not support new subdivision and housing in the draft Planning Scheme at Tamborine Mountain. The submission however supports the retention of those policies in the current <i>Beaudesert Shire Planning Scheme 2007</i>, which specify no further subdivision of land in the Residential, Cottage Tourist and Village Residential Precincts and retention of minimum lot sizes of 2 ha in the Park Living and 4ha in Rural Character Precincts.</p>	<p><i>Subdivision and Housing on Tamborine Mountain</i></p> <p>The submission's support for no further subdivision and the retention of minimum lot sizes identified in the current <i>Beaudesert Shire Planning Scheme 2007</i> is noted. Please refer to the Analysis and Recommendation provided to PLSS18/000318.</p> <p><i>Subdivision in Rural Areas</i></p>	No	Refer to the recommendation of PLSS18/000318 in relation to the proposed changes to the subdivision policy on	N/A

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	Concern is also raised in the submission regarding the need to ensure that we keep all possible land that has the potential to grow food protected from development. South Australia was raised as a jurisdiction that has recently legislated this. The submission continues that this will become an increasing issue into the future and cites support from the State government some 25 years ago, and that the support was subsequently rescinded with the substantial loss of good agricultural land in the Redlands and Sunnybank areas.	The draft Planning Scheme also seeks to protect rural land for agricultural production. This reflects the regulatory provisions of the SEQ Regional Plan, which prohibits the creation of new lots under 100ha in the Rural Landscape and Regional Production Area (RLRPA) (unless in a rural precinct). The minimum lot size for the creation of new lots in the Rural Zone under the draft Planning Scheme is 100 ha.		Tamborine Mountain.	
PLSS18/000408 PLSS18/000531	<p>The submission raises the following matters for consideration in the progression of the draft Planning Scheme:</p> <ol style="list-style-type: none"> Changes to planning policy under the draft Planning Scheme inevitably destroy the qualities that make Tamborine Mountain unique. A conflict exists between the vision and the other parts of the Planning Scheme. Tamborine Mountain as <i>it is now</i> should be preserved, except for added environmental and rural open space protections. There should be a Local Plan for Tamborine Mountain to plan for the unique identity of the place before the draft Planning Scheme is adopted. Many years of development control planning and community input have contributed to making Tamborine Mountain the place it is today. The mountain does not have capacity to support significant growth and a 'one size fits all' methodology should not be used because local context cannot sufficiently be considered. Further lots in the Rural Residential Zone (Where No Precinct Applies) are not supported, or the minimum lot size should be 1 ha. In the Rural Residential A Precinct, the minimum lot size should not be less than 2 ha. This is considered to result in substantial population growth - a potential twofold increase. This rate of population growth cannot be supported by existing infrastructure. In the absence of any materials that guide an accepted forecast population for Tamborine Mountain, there should be no wholesale change to the current <i>Beaudesert Shire Planning Scheme 2007</i>. In keeping with the Strategic Vision that Tamborine Mountain is characterised by a mix of rural production, tourism and rural enterprise opportunities', larger lots which are currently being used for rural production purposes or have the potential to be used for farming purposes should not be fragmented by subdivision. Of particular concern are Lot 1 SP240782, 59 Wilson Rd, Tamborine Mountain, Lot 2 SP243136, 15-35 Golf Course Rd, Tamborine Mountain, Lot 6 SP137576, 122-128 Long Rd, Tamborine Mountain, Lot 4 SP145316, 2-10 Cook Rd, Tamborine Mountain, Lot 16 RP32167, 24-34 Macdonnell Rd, Tamborine Mountain, Lot 1 RP45268, 30 Kidd St, Tamborine Mountain, Lot 1 RP131340 and Lot 2 RP131340, 414 Long Rd and Kentia Dr, Tamborine Mountain, as well as the numerous lots making up a rural land holding comprising established vineyard and wineries along Beacon Road. Once lost to residential subdivision, land with opportunities for rural production, tourism and rural enterprise cannot be reclaimed, which is completely detrimental to the stated Strategic Vision and much more. The submission supports that no further lots are created in the Conservation Zone, Low Density Residential Zone - Mountain Residential Precinct and Minor Tourism Zone. There appears to be a mixed message about new development in the Mountain Residential Precinct as a new <i>Dual occupancy</i> is accepted development, but the draft Planning Scheme does not support further subdivision due to lack of wastewater infrastructure. Since there is little difference in impacts on character and infrastructure requirements between a new lot and two dwellings on one lot, the minimum lot size should be no less than 6,000m² as consistent 	<p>The below are provided in response to the matters raised in the submission.</p> <ol style="list-style-type: none"> Please refer to the Analysis provided for Section (1) of PLSS18/000318. Please refer to the Analysis provided for Section (2) of PLSS18/000318. Please refer to the Analysis provided for Section (3) and (4) of PLSS18/000318. The submission's support of this policy of the draft Planning Scheme is noted. Please refer to the Analysis provided for Section (5) of PLSS18/000318. The concerns raised in the submission regarding certain assessment benchmarks in the Dual Occupancy Code are considered to have merit. Accordingly, the following amendments are proposed to be made to the Code: <ul style="list-style-type: none"> Clarification that each dwelling needs to supply 45,000L water supply for each dwelling; Clarification that only one dwelling of a <i>Dual occupancy</i> must have a window of a habitable room overlooking the street. The submission's concerns are noted, however, raising the level of assessment for <i>Aquaculture</i> from code to impact assessable is not considered to lead to any greater assurances of the risk of contamination associated with the activity. The technical assessment undertaken by Council to ensure these risks are addressed can occur adequately through the code assessment process. Under the <i>Planning Regulation 2017</i>, all development applications for <i>Aquaculture</i> must be referred to the State government for assessment against the State Code for Aquaculture. The purpose of this code is to ensure aquaculture industry development and practices are ecologically sustainable. Please refer to the Analysis provided for Section (5) of PLSS18/000318. Any <i>Permanent plantation</i> use that would involve the removal of native vegetation within a mapped area of the Environmental Significance Overlay would require a development application to be submitted for assessment against the policy of the Overlay Code. Vegetation removal in certain mapped areas of the Landslide Hazard and Steep Slope Overlay similarly triggers development applications requiring assessment. Please refer to the Analysis provided for Section (1) and (3) of PLSS18/000318. Please also note that the impact of development on any mapped watercourses must be addressed through the application of the Environmental Significance Overlay Code. Please refer to the Analysis provided for Section (5) of PLSS18/000318. Please refer to the Analysis provided for Section (8) of PLSS18/000318. 	No	<p>Refer to the recommendation of PLSS18/000318 for Section 1 - 3, 5, 8 and 10 - 13.</p> <ol style="list-style-type: none"> No change. Amend the Dual Occupancy Code (9.3.4) as follows: <ul style="list-style-type: none"> Remove the current Acceptable Outcome 5; Revise Acceptable Outcome 7 to clarify that each dwelling is required to have a water supply with a storage capacity of 45,000L. No change. No change. No change. Amend the Tables of Assessment for the District Centre, Mixed Use and Neighbourhood Centre Zones to exclude <i>Car wash</i> as a code assessable use if located on Tamborine Mountain, and recognise <i>Car wash</i> as a potentially consistent use (as 	Yes

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	<p>development on Tamborine Mountain to protect the rural residential character of the mountain.</p> <p>6. The following comments are made in regard to the Dual Occupancy Code:</p> <ol style="list-style-type: none"> a. The Code requires, as an acceptable outcome, that <i>'the window of at least one habitable room of each dwelling of the Dual Occupancy overlooks the street or adjoining public spaces'</i>. This has the potential to conflict with the rural residential setting because it will make the additional dwelling visible from the street; b. Acceptable Outcome 7 requires <i>'where located outside of a drinking water connection area, the Dual occupancy is connected to an on-site water supply with a storage capacity of at least 45,000L'</i>. It should be made clear that <i>each</i> dwelling is required to have 45,000L. <p>7. The submission considers that commercial aquaculture is unacceptable on Tamborine Mountain because of the risks of contaminated water being released accidentally or otherwise into the waterways. The land use should be impact assessable.</p> <p>8. The submission supports no further development of commercial extraction of groundwater for uses off the mountain, however the draft Planning Scheme should support groundwater extraction for local supply. It is further submitted that there should be more clarity about the definitions for groundwater extraction as it appears to fall in both the <i>Extractive industry</i> and <i>Utility installation</i> definitions.</p> <p>9. <i>Permanent Plantation</i> - The submission seeks that a permanent plantation for growing, but not harvesting plants, for carbon sequestration, biodiversity, natural resource management or another similar purpose must not supplant existing native vegetation.</p> <p>10. Land on Tamborine Mountain that has the potential for further subdivision under the draft Planning Scheme (such as Lot 1 RP45268, 16 RP32167, 4 SP145316 and 6 SP137576) falls within groundwater dependent ecosystem and is in proximity of, if not abutting, National Park and they also contain watercourses. It is submitted that this is an ecologically damaging step.</p> <p>11. The vision for Tamborine Mountain, which includes the conservation and enhancement of landscape and ecological values, are not upheld in the draft Planning Scheme as the protection of these values is wholly reliant on the accuracy of the overlay maps and development that is triggered in the mapped area. There is no increased level of assessment for clearing of native vegetation to gauge public perception of the extent being proposed. The lack of any meaningful protection for native flora and fauna and overall biodiversity of Tamborine Mountain must be addressed before the Planning Scheme is finalised.</p> <p>12. The draft Planning Scheme does not adequately achieve protection of environmental and landscape significance in the Rural Residential Zone Code as the zone codes do not include outcomes for achieving, maintaining or reactivating environmental corridors or protecting ecological or landscape values. These outcomes should not be limited to the overlays.</p> <p>13. The Planning Scheme represents for Tamborine Mountain an unprecedented quantum of infill development suggesting there is a need. However, no need has been satisfactorily discussed in the Planning Scheme, or elsewhere. An argument that may be offered has not been put forward to the public for a</p>	<p>13. The statutory public consultation of the draft Planning Scheme is the appropriate mechanism to gauge community support for any policy proposed to be included in a local planning instrument. Please refer to the Analysis of Section (1) and (3) of PLSS18/000318 for proposed policy applying to subdivision on Tamborine Mountain.</p> <p>14. It is considered that the 60m² GFA is reasonable to ensure a reasonable and adequate living area for occupants of a <i>secondary dwelling</i>. The size limit also assists in preventing the potential use of a <i>secondary dwelling</i> as a <i>Dual occupancy</i>, which is development of a size that provides for two separate households accommodated on a single lot.</p> <p>15. Due to the practicalities of water use and disposal associated with a <i>Car wash</i> on Tamborine Mountain, it is considered that there is merit in excluding this land use from the zones applying to Tamborine Mountain.</p>		opposed to a consistent use) in the relevant tables of the above zones	

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	<p>comprehensive and robust discussion prior to the release of the Scenic Rim Planning Scheme.</p> <p>14. The <i>secondary dwelling</i> Gross Floor Area should be increased to 80m², or 100m² to allow for a second bedroom and for a bathroom and hallways to allow it to be used by a person with a disability.</p> <p>15. <i>Carwash</i> should be excluded from the District Centre Zone and Neighbourhood Centre Zone applying to Tamborine Mountain due to the issues around water usage and disposal.</p>				
PLSS18/000109	The submission supports the retention of those policies in the current <i>Beaudesert Shire Planning Scheme 2007</i> , which specify no further subdivision of land in the Residential, Cottage Tourist and Village Residential Precincts and retention of minimum lot sizes of 2 ha in Park Living and 4 ha in Rural Character Precincts of the Tamborine Mountain Zone.	<p>1. Creation of Additional Lots on Tamborine Mountain</p> <p>The proposed policy for residential subdivision on Tamborine Mountain included in the consultation draft was intent on facilitating limited growth via infill rural residential development while also seeking to protect the environmental values and existing character and amenity of the locality. However, the public consultation process raised a number of matters regarding the proposed subdivision policy that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. 	No	<p>1. Refer to the recommendation of PLSS18/000318</p> <p>2. Increase the level of assessment for <i>Dual occupancy</i> development from accepted to impact assessment in the Mountain Residential Precinct; the Rural Residential A Precinct; the Rural Escarpment Protection Precinct; and the Tamborine Mountain Rural Precinct.</p> <p>3. Refer to changes included in recommendation for submission number PLSS18/000063.</p> <p>4. No change.</p>	Yes
PLSS18/000110	The submission supports the retention of those policies in the current <i>Beaudesert Shire Planning Scheme 2007</i> , which specify no further subdivision of land in the Residential, Cottage Tourist and Village Residential Precincts and retention of minimum lot sizes of 2 ha in Park Living and 4 ha in Rural Character Precincts of the Tamborine Mountain Zone.	<p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</p> <p>Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in <i>Overlay Map OM-13 - Minimum Lot Size</i>) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</p> <p>Accordingly, additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</p> <p>In addition to the above changes to the Rural Residential Zone (including Rural Residential A Precinct) to preclude the creation of additional lots, the draft Planning Scheme proposes the following policy regarding the creation of new lots in other Zones and Precincts that occur on Tamborine Mountain:</p> <ul style="list-style-type: none"> • Low Density Residential Zone - Mountain Residential Precinct: No additional lots are created; • Rural Zone - Rural Escarpment and Tamborine Mountain Rural Precincts: Minimum lot size of 100 ha; • Minor Tourism Zone: No additional lots are created; • Conservation Zone: No additional lots are created; • District Centre, Mixed Use - Commercial Industrial Precinct, Neighbourhood Centre, Recreation and Open Space, and Special Purpose Zones: Lot size and dimensions are appropriate to 			
PLSS18/000164 PLSS18/000569 (duplicate of #164)	The submission objects to the minimum lot sizes of 3,000m ² in Siganto Street and to the south of it, and 1 ha on Tamborine Mountain. A more dense population will result in the loss of the qualities of the Mountain that people enjoy and tourists will stop coming. The infrastructure (public transport, water and sewer) cannot support an increase in population. It is contended that the minimum lot sizes in the <i>Beaudesert Shire Planning Scheme 2007</i> should be maintained.				
PLSS18/000204	<p>The submission does not support the policy for Dual occupancy development on Tamborine Mountain (accepted development on land >6000m² and Code assessable on land >3000m²) as it has the potential to increase the number of dwellings on the Mountain significantly. Further dual occupancy development would:</p> <ol style="list-style-type: none"> 1. Increase traffic; 2. Place greater demand on services; 3. Have negative environmental impacts due to wastewater treatment and vegetation clearing; 4. Affect the rural ambience and amenity; 5. Reflect a general move towards greater urbanisation of the mountain; and 6. Increase population, which will negatively affect the current values of the place. <p>It is also argued that the policy for <i>Dual occupancy</i> would be in conflict with Council's statement seeking to '<i>retain Tamborine Mountain as a productive green sanctuary</i>', because there will be little space left for green pursuits.</p>				
PLSS18/000208	<p>The submitter is concerned that the draft Planning Scheme does not appear to accord with the Strategic Vision and states that overdevelopment has ruined much of the mountain which is losing its rural atmosphere. The submitter continues that increased suburbanisation is not something that residents or visitors appreciate.</p> <p>The submitter suggests that the infrastructure required to support the plan would degrade the natural environmental beauty of the area and the roads are inadequate to cater for an increased population. In conclusion, the submitter advises that "One only has to look at Sunnybank, at one time a thriving agricultural food bowl, now hectares of bitumen and cement."</p>				

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PLSS18/000225	<p>The submission is concerned that the unique qualities of Tamborine Mountain will be lost forever under the draft Planning Scheme for the following reasons:</p> <ol style="list-style-type: none"> 1. The draft Planning Scheme presents worrying opportunities for large scale dual occupancy; secondary dwellings and further subdivision. The south end of the Mountain is a well-established semi-rural residential area, which is valued by residents. It is contended that the draft Planning Scheme allows for an increase of 400 houses on the south end. The resulting huge increase in traffic is a very serious concern as the roads are already struggling to cope with the present number of vehicles and are not of a standard to cope with traffic increases. As such, there is a threat to safety of pedestrians, including school children. The semi-rural environment is generally accepted to be an area with reduced traffic flow resulting in a safer, more relaxed life-style. 2. The draft Planning Scheme will greatly impact the biodiversity of the southern end of Tamborine Mountain, which has a variety of green areas on private land with many large gardens (some with remnant or well established rainforest) and an extensive area of open green spaces. These environments, which support a wide range of plant and native animal life, will all be under serious threat. The ambience that residents have created to support their expectations of a semi-rural environment will also be under threat. 3. The draft Planning Scheme will allow the destructive urban sprawl to transform the green open spaces into a 'sea of concrete', which one only associates with an urban environment. The 'sea of concrete' will greatly reduce rain seepage into the mountain's aquifers, which are already under great strain from the existing population. The draft Planning Scheme will result in a decrease in water supply from the aquifers as well as greater demand on the mountain aquifers from the extra 40 houses at the South End. 4. The draft Planning Scheme will destroy Tamborine Mountain, which has been loved for its uniqueness for over 100 years and before that for tens of thousands of years by the local indigenous people. 	<p>accommodate the proposed use and give consideration to the values and constraints affecting the land.</p> <p>Under the current <i>Beaudesert Shire Planning Scheme 2007</i>, the Park Living and Rural Character Precincts of the Tamborine Mountain Zone are characterised by a minimum lot size of 2 ha and 4 ha respectively. A review of the land included in the Rural Character Precinct revealed that no new lots are able to be created that meet the 4 ha minimum lot size requirement, whilst only a minor number of new lots are able to be created that achieves the 2 ha lot size of the Park Living Precinct. Whilst it is not proposed to reinstate the subdivision policy of the current planning scheme owing to the policy review to be undertaken combined with the significant differences between the current <i>Beaudesert Shire Planning Scheme 2007</i> and draft Planning Scheme, proponents will have a year after the commencement of the Scenic Rim Planning Scheme to request that the superseded planning schemes apply to a proposed development application or proposed development under Section 29 of the <i>Planning Act 2016</i>.</p> <p>2. Dual Occupancies and Secondary Dwellings</p> <p>In response to the matters raised in a number of submissions, the policy for <i>Dual occupancies</i> is proposed to be amended to address the concerns raised and also ensure the careful consideration of this form of development on Tamborine Mountain. The key policy changes include:</p> <ul style="list-style-type: none"> • An increase in the assessment level of a Dual occupancy to impact assessment from either accepted or code assessment; • Decrease in the maximum density for a <i>Dual occupancy</i> from 1 dwelling per 3,000m² to 1 dwelling per 4,000m², which will align with the lot size where the potential environmental effects of on-site wastewater management are minimised and ensure that any <i>Dual occupancy</i> remains compatible with the low-density residential character and development pattern of the locality. <p>A number of changes to the Dual Occupancy Code are also proposed to ensure that a better streetscape presentation and diversity of housing is achieved and amenity concerns including privacy are addressed. Changes to the following assessment benchmarks of the Code are proposed:</p>			
PLSS18/000238	<p>The submission supports the retention of those policies in the current <i>Beaudesert Shire Planning Scheme 2007</i>, which specify no further subdivision of land in the Residential, Cottage Tourist and Village Residential Precincts and retention of minimum lot sizes of 2 ha in Park Living and 4 ha in Rural Character Precincts of the Tamborine Mountain Zone.</p>	<p>A number of changes to the Dual Occupancy Code are also proposed to ensure that a better streetscape presentation and diversity of housing is achieved and amenity concerns including privacy are addressed. Changes to the following assessment benchmarks of the Code are proposed:</p> <ul style="list-style-type: none"> • Removal of the requirement of the maximum separation distance of 20 metres between dwellings; • Clarification that each dwelling needs to supply 45,000L water supply for each dwelling; • Clarification that only one dwelling of a <i>Dual occupancy</i> must have a window of a habitable room overlooking the street; and • Include outcomes to prevent a concentration of dual occupancies in any one location and achieve a mix of dwelling types; 			
PLSS18/000245	<p>The submission is concerned about the retention of the existing character of Tamborine Mountain and supports the retention of the policies of the current <i>Beaudesert Shire Planning Scheme 2007</i> which specify:</p> <ol style="list-style-type: none"> 1. No further subdivision of land in the Residential, Cottage Tourist Facility and Village Residential Precinct; and 2. Minimum lot sizes of 2 hectares in the Park Living Precinct and 4 hectares in the Rural Character Precinct. 	<p>A number of concerns were also raised regarding the potential proliferation of <i>secondary dwellings</i>. <i>Secondary dwellings</i> are incorporated within the <i>Dwelling house</i> land use definition and are defined under Regulation as a "... dwelling, whether attached or detached, that is used in conjunction with, and subordinate to a dwelling house on the same lot". The Gross Floor Area (GFA) of a <i>secondary dwelling</i> is limited to 60m² as an acceptable outcome to assist in ensuring the development is used for its intended purpose. Whilst there is no minimum site area for the development of a <i>secondary dwelling</i>, wastewater treatment and disposal systems for all development on a site must also meet the requirements of the <i>Plumbing and Drainage Act 2018</i>, which legislates that on-site wastewater treatment systems meet the required environmental standards. Other</p>			
PLSS18/000251	<p>The submission objects to any plan to permit further subdivision to increase housing density that would impact the protection of the unique rural environment and large areas of natural habitat on Tamborine Mountain. This includes all land included in the Residential, Cottage Tourist Facility and Village Residential Precincts.</p>				
PLSS18/000272 PLSS18/000273	<p>The submission seeks that the draft Planning Scheme should continue to reflect the current policy for subdivision in the <i>Beaudesert Shire Planning Scheme 2007</i>, which specifies:</p>				

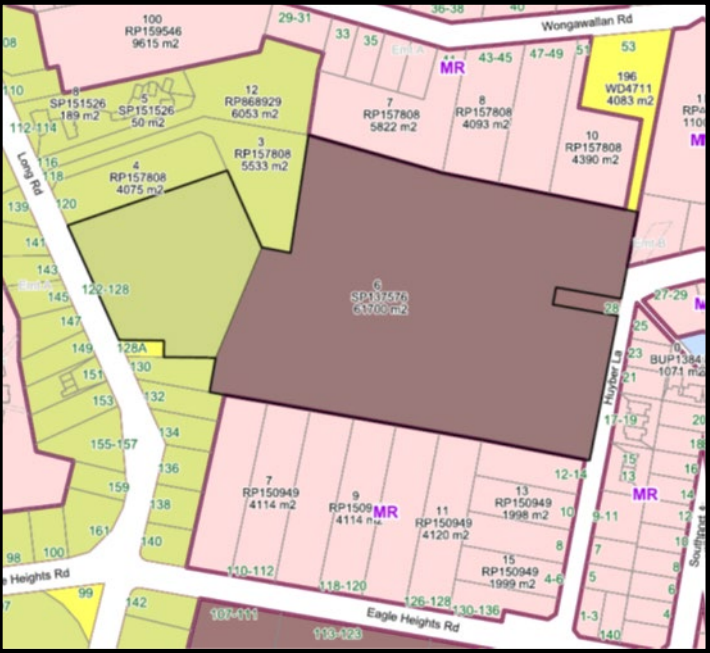
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>1. No further subdivision of land in the Residential, Cottage Tourist Facility and Village Residential Precincts; and</p> <p>2. Minimum lot sizes of 2 ha in the Park Living Precinct and 4 ha in the Rural Character Precinct.</p>	<p>requirements proposed to apply include connection to the same waste water disposal system (where in an unsewered area) and electricity supply of the primary dwelling, location within 20 metres of the primary residence and provision of an additional off-street parking space. Where a <i>secondary dwelling</i> is proposed to exceed 60m² GFA, a Material Change of Use (Code Assessment) application is required to be submitted to Council for assessment that demonstrates compliance with the following:</p> <p>"A <i>secondary dwelling</i>:</p> <ol style="list-style-type: none"> 1) <i>is designed to be subordinate to and visually integrate with the (primary) Dwelling house;</i> 2) <i>does not adversely impact on the privacy and amenity of adjoining premises;</i> 3) <i>contributes to a safe and pleasant living environment;</i> 4) <i>has adequate land area to treat and dispose wastewater on-site where access to the reticulated sewerage network is unavailable; and</i> 5) <i>provides a useable outdoor recreation area for residents".</i> 			
PLSS18/000277	The submission does not support further subdivision on Tamborine Mountain, with such development considered to be in conflict with the Strategic Vision for the locality. The draft Planning Scheme should revert to the policy of the former Development Control Plan / <i>Beaudesert Shire Planning Scheme 2007</i> .				
PLSS18/000310	The submitter objects to the draft Planning Scheme where it refers to additional development of sensitive and environmentally unique and irreplaceable parcels of agricultural land and natural habitats on Tamborine Mountain. Tamborine Mountain is a place of natural beauty and productivity. Any attempt to treat the Mountain as a place for potential human development and subdivision will ultimately destroy the benefits it provides as a tourist venue and destination with rural production of an organic nature, along with native wildlife.	<p>Having regard to the subordinate function of a <i>secondary dwelling</i> in meeting the accommodation needs of the single household accommodated on an individual lot, no changes to the policy applying to <i>secondary dwellings</i> is proposed in response to the matters raised in the submission.</p> <p>3. Management of Development in Natural Areas and Natural Hazard Areas</p> <p>The concerns raised in the submissions regarding the impact of development on environmental and landscape amenity values and the potential susceptibility of development to natural hazards is noted. In addition to the proposed review of the subdivision policy and limitation of <i>Dual occupancy</i> development on Tamborine Mountain, the below additional changes to the Environmental Significance Overlay are proposed to address the potential impacts of development on these values.</p> <ul style="list-style-type: none"> • Reduction in the clearing activities of native vegetation that can be undertaken as <i>exempt clearing</i>, in particular in urban and rural residential areas. Please refer to the amended <i>exempt clearing</i> definition in Schedule 1 of the draft Planning Scheme for further details; • Update of the Matters of State Environmental Significance of the Environmental Significance Overlay to incorporate recently released MSES Regulated Vegetation (Essential Habitat) mapping, which is habitat of endangered or vulnerable or near-threatened wildlife (protected wildlife) under the <i>Nature Conservation Act 1992</i>. This new mapping is intent on protecting regulated vegetation, which is essential habitat for endangered or vulnerable wildlife of State significance; and • The Vegetation Management Area (VMA) policy of the Nature Conservation Overlay of the <i>Beaudesert Shire Planning Scheme 2007</i> is proposed to be reinstated in the draft Planning Scheme. The purpose of the VMA is to protect significant trees, maintain and enhance a predominantly forested character and contribute towards the maintenance of biodiversity. The reinstatement of the VMA policy will afford greater protection to native vegetation of a certain size that is not currently recognised as mapped Matters of State or Local Environmental Significance in the Environmental Significance Overlay (subject to the exemptions of the <i>exempt clearing</i> definition. 			
PLSS18/000399	<p>The submission objects to any change in the draft Planning Scheme to allow subdivisions and dual dwellings / dual occupancy on any property less than 2 ha in the area on Tamborine Mountain. It is considered that the pressures through over population and excessive tourism have passed the environmentally sustainable point and have decreased the ambience of the residents already residing here. The existing population already places pressure on the following:</p> <ul style="list-style-type: none"> • Natural environment (i.e. vegetation and animals); • Capacity of road network; • Local medical facilities; • Groundwater overuse; • Land clearing for additional housing; • Disposal of effluent and wastewater; • Increase in the pet population. <p>Population growth has and will further put this fragile natural built environment under threat and greatly diminish the ambience that residents came to Tamborine Mountain for.</p>				
PLSS18/000400	<p>The submission objects to planning scheme policy that allows a <i>Dual occupancy</i> on any property less than 2 ha on Tamborine Mountain. Any further subdivision is also not supported. It is considered that large lots suitable / being used for farming / agricultural purposes should not be made available for subdivision. The population growth on Tamborine Mountain from 600 residents in 1964 to 7500 currently has adversely affected:</p> <ul style="list-style-type: none"> • Native animal populations and vegetation; • Capacity of the road network; • Local medical facilities; • Groundwater overuse; • Land clearing for additional housing; • Disposal of effluent and wastewater; • Pet population increase, especially domestic cats that are decimating the wildlife. <p>Additional population growth through dual occupancy (which would possibly double the population) and further subdivision would destroy what little remains of this fragile natural and built environment already under threat and would further diminish the ambience that attracted residents in the first place. The draft Planning Scheme offers no proactive protection of the environmental values of Tamborine Mountain.</p>	<p>Should any further refinement of Matters of Local Environmental Significance be undertaken by Council in the future, further review of region-wide biodiversity and</p>			

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	A Local Area Plan for Tamborine Mountain should be developed in consultation with Tamborine Mountain residents before the draft Planning Scheme is implemented.	locally significant species will be considered. Please note that this further refinement is outside the scope of the initial version of the draft Planning Scheme.			
PLSS18/000507	The submission objects to the parts of the draft Planning Scheme that allow further subdivisions of land, and supports the retention of the minimum lot sizes of 2 hectares in the Park Living Zones and 4 hectares in the Rural Character Zone. The submission notes that the draft Planning Scheme will particularly affect the southern end of Tamborine Mountain and it is argued that maintaining green, open spaces, vegetation, remnant rainforest on private land, land supporting niche agricultural and pastoral enterprises, and water quality and quantity are all highly important. Tamborine Mountain has immense value for South East Queensland's biodiversity and landscape and environmental goals, and is a vital resource in its current form for all in South East Queensland.	<p>In relation to development proposed in natural hazard areas, the draft Planning Scheme incorporates natural hazard overlays for potential flooding, bushfire and landslide. Updated mapping has been relied upon in the preparation of these Overlays, whilst Codes have been drafted to ensure that potential development either avoids or mitigates the risk posed by these hazards to life and property.</p> <p><i>4. Local Area Planning</i></p> <p>A Local Plan for Tamborine Mountain is not included in the draft Planning Scheme because a region-wide approach to developing policy was adopted using zone precincts, rather than local plans to further refine local policy matters. It should be noted that for Tamborine Mountain localised matters have been addressed through the following:</p> <ul style="list-style-type: none"> • specific zone precincts including the Mountain Residential Precinct, the Rural Escarpment Protection Precinct and Tamborine Mountain Rural Precinct; • locality specific subdivision policy for land contained in the Rural Residential Zone; and • unique policy applicable to Tamborine Mountain in the Strategic Framework through the use of the Mountain Communities strategic designation. 			
PLSS18/000510	The submission contends that increasing the density of population and housing on Tamborine Mountain is a very bad idea and this plan potentially gives <i>carte blanche</i> to developers, particularly at the more pristine 'South End'. The vegetation corridors, remnant rainforest on private land, and landscape vistas are very important environmental characteristics and will be degraded if more subdivision is allowed. Further subdivision would affect the aquifers, which are already under pressure. The Mountain is a special place for many Queenslanders and their birthright. As such, all features controlling subdivision in the current <i>Beaudesert Shire Planning Scheme 2007</i> should be retained.				
PLSS18/000512	<p>The submission is concerned that the draft Planning Scheme will fundamentally change Tamborine Mountain. In particular, opportunities for wide scale <i>Dual occupancy</i>, <i>secondary housing</i> and further subdivision will negatively impact quality of life, as well as on agricultural land and the rich biodiversity of the Mountain, in particular towards the southern end. The policy will lead to an increase in dwellings (almost double) in a place with no reticulated water or sewerage.</p> <p>It is considered that the current subdivision policy for Tamborine Mountain expressed in the <i>Beaudesert Shire Planning Scheme 2007</i> should be maintained as this was generally supported by residents (as was the Development Control Plan 1997). The following matters were also raised:</p> <ul style="list-style-type: none"> • It is considered that the Strategic Vision for the Mountain is in conflict with the subdivision policy; • The need for further subdivision has not been established; • <i>Dual occupancy</i> should be excluded from the draft Planning Scheme as they would change the character of the Mountain and increase population; • The draft Planning Scheme offers no proactive protection of the environmental values of Tamborine Mountain; and • Local planning for Tamborine Mountain should be undertaken before any implementation of the draft Planning Scheme. 	Ultimately, the use of precincts can lead to the same result as a Local Plan and it is therefore not proposed to alter this approach to addressing localised planning issues.			
PLSS18/000514	<p>The submission objects to the parts of the draft Planning Scheme that allow further subdivision of land, and support retention of minimum lot sizes of 2 hectares in the Park Living Precinct and 4 hectares in the Rural Character Precinct.</p> <p>The submission is concerned that the draft Planning Scheme will enable large scale development of <i>Dual occupancies</i> and <i>secondary dwellings</i>, which will greatly change the character of Tamborine Mountain. The infrastructure is not available to support such growth and therefore <i>Dual occupancies</i> should not be facilitated. The strategic vision provides many attractive statements about the vision for the Mountain, yet a lot of change is proposed in the body of the plan.</p>				

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	There is no substantial recognition of Tamborine Mountain's unique identity and local planning should be undertaken before any implementation of the draft Planning Scheme.				
PLSS18/000516	The submission seeks that all features in the current <i>Beaudesert Shire Planning Scheme 2007</i> that controls subdivision be retained. Concerns are raised that further <i>Dual occupancy</i> and <i>secondary dwellings</i> will greatly change character, being more houses and less biodiversity. No reticulated water and the effect on aquifers is also an issue.				
PLSS18/000518	<p>The submission objects to the parts of the draft Planning Scheme that allows further subdivision of land, and supports retention of minimum lot sizes of 2 hectares in the Park Living Precinct and 4 hectares in the Rural Character Precinct.</p> <p>Concerns are raised that the provisions in the draft Planning Scheme for <i>Dual occupancy</i> and <i>secondary dwellings</i> will greatly change the character of Tamborine Mountain. The Mountain is world famous for its unique semi-rural and environmental characteristics. As the policies of the <i>Beaudesert Shire Planning Scheme 2007</i> are working well, <i>Dual occupancy</i> should not be supported in the new Planning Scheme and the policy for <i>secondary dwellings</i> should be scaled back to the existing policy.</p> <p>Furthermore, separate local planning for Tamborine Mountain should be undertaken prior to the commencement of the draft Planning Scheme.</p>				
PLSS18/000534	<p>The submission states that Tamborine Mountain is dependent on limiting further population increase and tourist numbers and therefore, supports the retention of the current <i>Beaudesert Shire Planning Scheme 2007</i>, which specifies:</p> <ul style="list-style-type: none"> • No further subdivision in the Residential, Cottage Tourist and Village Residential Precincts; • Retention of minimum lot sizes of 2 ha in the Park Living Precinct and 4 ha in the Rural Character Precinct; • No <i>Dual occupancy</i> or <i>secondary dwelling</i> on any size block. 				
PLSS18/000536	The submission seeks that the current subdivision policies applicable to Tamborine Mountain should be retained. The <i>Dual occupancy</i> and <i>secondary dwelling</i> provisions will increase population and infrastructure will be unable to cope with this increase. The submission notes a conflict between the Strategic Vision and policies of the Planning Scheme. The retention of the current planning scheme zone names and policies for the Mountain are sought.				
PLSS18/000537	The submission is concerned that the draft Planning Scheme will lead to further commercial and residential development that will destroy the existing character and natural features that attracted residents to Tamborine Mountain. It is contended that there is already sufficient commercial and residential development to meet 'tourist and residents' needs.				
PLSS18/000538	The submission seeks the retention of the subdivision policies for Tamborine Mountain reflected in the current <i>Beaudesert Shire Planning Scheme 2007</i> and notes Tamborine Mountain is a unique and irreplaceable resource for people and the environment.				
PLSS18/000539	The submission seeks the retention of the subdivision policies for Tamborine Mountain under the current <i>Beaudesert Shire Planning Scheme 2007</i> . Tamborine Mountain is a unique and irreplaceable resource for people and the environment.				

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PLSS18/000540	The submission does not support the policy for subdivision on Tamborine Mountain and seeks the retention of subdivision policies applicable to Tamborine Mountain under the current <i>Beaudesert Shire Planning Scheme 2007</i> . <i>Dual occupancies</i> and <i>secondary dwellings</i> will greatly change the character and impact on the environment. The flora and fauna are already under stress and there would be more pollution and depletion of the precious water supply.				
PLSS18/000542	The submission seeks the retention of the subdivision policies for Tamborine Mountain under the current <i>Beaudesert Shire Planning Scheme 2007</i> . Concerns were raised that further <i>secondary dwellings</i> and <i>Dual occupancies</i> will greatly change the character of the Mountain and give the Federal government more reason to change the area from 'rural' to 'urban'.				
PLSS18/000543	The submission seeks the retention of the subdivision policies for Tamborine Mountain under the current <i>Beaudesert Shire Planning Scheme 2007</i> . <i>Dual occupancies</i> and <i>secondary dwellings</i> will greatly change the character and impact on the environment. Increased population will negatively affect the environment and the infrastructure does not have the capacity to support more population.				
PLSS18/000544	The submission seeks the retention of the subdivision policies for Tamborine Mountain under the current <i>Beaudesert Shire Planning Scheme 2007</i> as they will retain the parks, rainforest, trees, ferns, as well as animals and wildlife for which the Mountain is renown. Further subdivision cannot be supported on Tamborine Mountain having regard to the following: <ul style="list-style-type: none"> • Roads are not up to standard for buses and heavy vehicles; • Absence of a reticulated sewerage network; • The land is subject to land slip, especially the escarpment; • Locals are attracted by the same rural character of the Mountain such as roadside stalls of locally grown fruits and vegetables, as well as craft displays and markets; • The views and climate need to be protected. 				
PLSS18/000545	The submission seeks that the current policies applying to Tamborine Mountain in the <i>Beaudesert Shire Planning Scheme 2007</i> should be retained. The Mountain's unique qualities should be preserved. Aquifers will be affected by over development. Farming land and natural areas should be protected as this is what attracts visitors.				
PLSS18/000546	The submission seeks that the current policies applying to Tamborine Mountain under the <i>Beaudesert Shire Planning Scheme 2007</i> should be retained. The Mountain's unique qualities should be preserved. Aquifers will be affected by over development. Farming land and natural areas should be protected as this is what attracts visitors.				
PLSS18/000547	The submission seeks that the current policies applying to Tamborine Mountain under the <i>Beaudesert Shire Planning Scheme 2007</i> should be retained. The Mountain's unique qualities should be preserved. Aquifers will be affected by over development. Farming land and natural areas should be protected as this is what attracts visitors.				
PLSS18/000549	The submission objects to the further subdivision on Tamborine Mountain having regard to the following reasoning:				

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	<ol style="list-style-type: none"> 1. The rural and residential precincts marked for further subdivision make no allowance for protected vegetation and Koala and other protected species as identified in the Planning Scheme; 2. Further subdivision, with resulting increases in population, will increase traffic congestion and traffic accidents. Whilst it would be ideal if more local school children walked or cycled home, this will not happen without significant investment in pedestrian infrastructure, especially as two primary school children were seriously injured on the way home from school this year requiring admission to intensive care at GCUH; 3. The draft Planning Scheme identifies that large parts of Tamborine Mountain, including all access roads are within a very high bushfire hazard area. The resident population includes vulnerable populations, with many young families and older people, three childcare centres and a nursing home. Further subdivision would increase population exposed to natural hazard risk; 4. It is contended that there is a conflict in the draft Planning Scheme in that the text extols the mountain values, natural environment and low population, whereas the planning overlays allow for destruction of the natural environment and a doubling of the population. 				
PLSS18/000548	The submission contends that the draft Planning Scheme paves the way for many more dwellings and that the current policies in the <i>Beaudesert Shire Planning Scheme 2007</i> , which specifies no more subdivisions in land zoned residential, and a minimum size of 2 hectares in Park Living Precinct and 4 hectares in the Rural Character Precinct, should be adhered to. It is considered that more houses are not needed as they will contribute to suburban sprawl.				
PLSS18/000559	<p>The submission asserts that the Rural Residential 3000m² minimum area precinct should be increased to 4,000m² for the following reasons:</p> <ul style="list-style-type: none"> • To reduce the amount of subdivision allowable; • To assist in maintaining the green buffers; • To create the local inter-urban breaks, especially around Gallery Walk and Eagle Heights Road. 				
PLSS18/000405	A submission has been received in relation to Lot 6 on RP137576, 122-128 Long Road, Tamborine Mountain.	<p>It is noted that the current rural land use on Lot 6 RP137576, 122-128 Long Road, Tamborine Mountain provides a separation between Gallery Walk and the residential properties at Eagle Heights Road and Huyber Lane.</p> <p>Notwithstanding the rural activities being undertaken on part of the site, the land has been included in the Urban Footprint since the mid-2000s, which has established the intent of the land for urban purposes. It is considered that there are no significant constraints that would alter this intent (e.g. environmental or heritage values).</p> <p>Notwithstanding, as previously outlined the public consultation process raised a number of matters regarding the proposed policy for residential subdivision on Tamborine Mountain that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</p>	No	Refer to the recommendation of PLSS18/000318 in relation to the proposed changes to the subdivision policy on Tamborine Mountain.	Yes

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission requests Council consider the establishment of a green buffer for Eagle Heights to minimise the impacts of the Gallery Walk tourist area from the residential area of Eagle Heights. The green buffer would be achieved by providing the largest possible minimum lot size to Lot 6 RP137576, 122-128 Long Road, Tamborine Mountain (shown above). The land is currently used for productive farming. The submission notes that before WW2 the land was a citrus orchard. In the 1950s, it became the first avocado farm established on the Mountain, and possibly even Queensland and Australia and therefore, also potentially has heritage value. The current avocado farm currently provides effective visual and acoustic buffering and contributes to the semi-rural character and also acts as a biodiversity corridor.</p> <p>The submission notes that the key outcomes of an Eagle Heights Green Buffer would be to:</p> <ol style="list-style-type: none"> 7. Provide distinct separation between the Eagle Heights village and Gallery Walk; 8. Protect the semi-rural and heritage character; 9. Contribute to the 'containment' of Gallery Walk; 10. Preserve very viable and productive farmland; 11. Protect the existing wildlife haven and corridor between Macdonnell and Palm Grove National Parks; 12. Contribute to the permanent protection of Macdonnell and Palm Grove National Parks and their wildlife from further encroachment of urbanisation. 13. Permanently restore two of the last remaining 'lane-scapes' on the Mountain (Huyber Lane and Driscoll Lane); 14. Protect this area in the future as the major 'gateway' to the Mountain plateau and its landscape appearance. <p>These aims are already supported in the draft Strategic Framework, Regional Context, Strategic Vision and other sections of the draft Planning Scheme, many aspects of the SEQ Regional Plan and extracts from historical research and reports.</p> <p>To facilitate the buffer, the following options are outlined in the submission:</p> <ol style="list-style-type: none"> a) Inclusion in the Rural Zone - Tamborine Mountain Rural Precinct: This suggestion represents the preferred option in the submission. The submission 	<p>Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in <i>Overlay Map OM-13 - Minimum Lot Size</i>) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</p> <p>Additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</p>			

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	<p>notes that the inclusion of the site in the Tamborine Mountain Rural Precinct would be consistent with the Strategic Vision, the agricultural use of the property and provide an ecological corridor linking Palm Grove, MacDonnell and Joala sections of Tamborine Mountain National Parks;</p> <p>b) Rural Residential Zone - Rural Residential A Precinct - This suggestion represents the second preferred option in the submission. The Rural Residential A Precinct provides for the largest possible minimum residential subdivision lot size, which will have a reduced impact on semi-rural landscape character and general amenity values, provide for a buffer between Gallery Walk and Eagle Heights and less impacts on infrastructure and biodiversity values;</p> <p>c) Low Density Residential Zone - Mountain Residential Precinct: This option is identified in the submission as being the least preferred as it would result in an unacceptable housing density and a number of negative impacts on the key location in Eagle Heights.</p> <p>To ensure that development does not negatively affect the long term future of the unique landscape values and character of the Mountain, the submission also suggests that these zoning principles apply to:</p> <p>a) Lot 16 RP32167 and Lot 4 SP145316, Cook Road, Eagle Heights; and b) Lot 1 RP45268, 30 Kidd Street, North Tamborine.</p> <p>These properties should be included in the Tamborine Mountain Rural Precinct.</p> <p>The submission also requests a meeting or 'forum' hosted by Council's planning team and Councillors to further explain the interaction between the SEQ Regional Plan and Council's planning scheme - especially in relation to growth in the Urban Footprint.</p>				

10. Tamborine Mountain - Other Matters

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS19/00004	<p>The submission raises the below points in relation to Local Water Supply on Tamborine Mountain.</p> <p>The submission notes that there are three commercial water extractors on Tamborine Mountain, only one of which provides local water at a 50% subsidy when compared to the price charged supplying bottling companies. The submission suggests that it is because of the commercial sale to the bottling companies that the supplier can afford to sell to the community, as a community service for \$190 per 12,000 litre load.</p> <p>Five local water supply sources have closed or cease to supply, which is due in part to Council's huge rate increases. An example is provided of a rate increase at the remaining commercial and domestic supplier from \$4,000 to over \$8,000 in two years.</p> <p>Three domestic water suppliers remain all of which are around the Holt Road / Hartley Road area.</p> <p>The submission sets out the costs of setting up a local water supply operation at the southern side of Tamborine Mountain and notes that another source of income is required to make the community service of supplying local water a viable option. The submission seeks consideration by Council to reduce the development application fee and a commitment from Council that the annual rates increase does not exceed CPI, in recognition of the community service that is being offered.</p>	<p>The concerns and suggestions raised in the submission are noted. Under the <i>Strategic Framework</i> (Section 3.4.1) groundwater extraction for commercial purposes is not supported on Tamborine Mountain, with the use not recognised as being consistent with the intent of all zones and precincts that apply to Tamborine Mountain.</p> <p>Whilst no change in the policy for groundwater extraction for commercial purposes under the draft Planning Scheme is proposed at this point in time, the policy matter will be subject to a further holistic review and have regard to other considerations relevant to water supply from a groundwater source including matters outside of the planning framework.</p> <p>A review of the development application fees payable for a Material Change of Use and rates levied for properties utilised for such purposes is outside the scope of the draft Planning Scheme.</p>	No	No change.	N/A
PLSS19/00002	<p>The submission raises the below points about the draft Planning Scheme for consideration.</p> <ol style="list-style-type: none"> Any planning scheme is only as good as the interpretation placed on it by those who administer it. The Planning Scheme must be respected by the Council planning department and the literal exposition must always be looked at with the 'spirit' of its aims in mind. All development applications should be first considered in the light of the planning scheme's objectives. The planning scheme should never be viewed as an obstacle to be overcome or circumvented in order to approve any development application. The particular aims and restrictions of the planning scheme must be written in clear and unambiguous language. There must never be loose terminology that could enable a persistent developer or clever lawyer to use semantics to get around or ignore the provisions of the planning scheme; Tamborine Mountain differs from the rest of the Scenic Rim in that there are unique features of topography, together with unique flora and fauna. Therefore, general 'wide-brush' sections of the planning scheme should always be viewed with these facts in mind when considering matters pertaining to Tamborine Mountain; Within the constraints of the State Government planning legislation, there should be wording to the effect that the urban footprint on Tamborine Mountain has been finalised and no further expansion can ever be considered; There have been instances of unauthorised clearing and earthworks on Tamborine Mountain in the immediate past. The Planning Scheme should, for when such breaches occur, spell out significant monetary penalties combined with a requirement to restore, as far as possible, the affected land to its original condition. The planning scheme should also indicate that there will be no exceptions to this provision; 	<ol style="list-style-type: none"> The draft Planning Scheme has been prepared under the <i>Planning Act 2016</i>, which is a performance-based planning system to allow for innovation and flexibility in how development can be achieved, whilst also responding to community needs and expectations. The draft Planning Scheme sets a direction for future development in the region for the next twenty years, but it is still a flexible document to allow unexpected development to occur where it is appropriate and where it can achieve the intent for development described in the Strategic Framework. Rather than ambiguity, the approach to development assessment allows for flexibility and innovation and a more prescriptive or prohibitive approach to planning would not achieve this. Unique Strategic Framework policy and 'Zone Precincts' are applied to land on Tamborine Mountain to ensure that the unique characteristics of the place are addressed in development outcomes that differ to the general zones applied throughout the region. The existing Urban Footprint on Tamborine Mountain has not changed in the most recent version (2017) of the SEQ Regional Plan and the intent for land in the Urban Footprint is to provide land for urban purposes. <p>The proposed policy for residential subdivision on Tamborine Mountain included in the consultation draft was intent on facilitating limited growth via infill rural residential development while also seeking to protect the environmental values and existing character and amenity of the locality. However, the public consultation process raised a number of matters regarding the proposed subdivision policy that requires more detailed consideration, including:</p> <ul style="list-style-type: none"> concerns about the protection of existing character; infrastructure capacity; environmental and landscape amenity concerns; and the long-term plan for additional growth on Tamborine Mountain. 	No	<ol style="list-style-type: none"> No change; No change; Refer to PLSS18/000318 and <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i>; No change; No change; Refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> and PLSS18/000288; No change. 	Yes

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	<p>5. There should be an 'Escarpment' overlay included in the Planning Scheme so that particular attention is focused on this aspect of Tamborine Mountain when any development application made is in close proximity to the escarpment;</p> <p>6. The provisions in the draft Planning Scheme for <i>secondary dwellings</i> and <i>Dual occupancy</i> must be rigidly adhered to and not allowed to be watered down by applying conditions that cannot be readily identified from an external viewing;</p> <p>7. Conditions placed on any development application must be continually under surveillance and policing by Council during development and after completion of that development.</p>	<p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</p> <p>Accordingly, to give effect to this change in draft policy position, it is proposed to amend <i>Overlay Map OM-13 - Minimum Lot Size</i> to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in <i>Overlay Map OM-13 - Minimum Lot Size</i>) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</p> <p>Additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</p> <p>In addition to the above changes to the Rural Residential Zone (including Rural Residential A Precinct) to preclude the creation of additional lots, the draft Planning Scheme proposes the following policy regarding the creation of new lots in other Zones and Precincts that occur on Tamborine Mountain:</p> <ul style="list-style-type: none"> • Low Density Residential Zone - Mountain Residential Precinct: No additional lots are created; • Rural Zone - Rural Escarpment and Tamborine Mountain Rural Precincts: Minimum lot size of 100 ha; • Minor Tourism Zone: No additional lots are created; • Conservation Zone: No additional lots are created; • District Centre, Mixed Use - Commercial Industrial Precinct, Neighbourhood Centre, Recreation and Open Space, and Special Purpose Zones: Lot size and dimensions are appropriate to accommodate the proposed use and give consideration to the values and constraints affecting the land. <p>Under the current <i>Beaudesert Shire Planning Scheme 2007</i>, the Park Living and Rural Character Precincts of the Tamborine Mountain Zone are characterised by a minimum lot size of 2 ha and 4 ha respectively. A review of the land included in the Rural Character Precinct revealed that no new lots are able to be created that meet the 4 ha minimum lot size requirement, whilst only a minor number of new lots are able to be created that achieves the 2 ha lot size of the Park Living Precinct. Whilst it is not proposed to reinstate the subdivision policy of the current planning scheme owing to the policy review to be undertaken combined with the significant differences between the current <i>Beaudesert Shire Planning Scheme 2007</i> and draft Planning Scheme, proponents will have a year after the commencement of the Scenic Rim Planning Scheme to request that the superseded planning schemes apply to a proposed development application or proposed development under Section 29 of the <i>Planning Act 2016</i>.</p> <p>4. Council manages compliance matters within a compliance action system, which includes investigation into complaints. The <i>Planning Act 2016</i> provides for penalties associated with development offences.</p> <p>5. A Rural Escarpment Protection Precinct is included in the draft Planning Scheme, which applies to land on the Tamborine Mountain escarpment. The Zone Precinct facilitates very low intensity activities that protect the regionally</p>			

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		<p>significant natural landscape and environmental values of the precinct. An overlay would not provide for any additional protection so it is not necessary to provide these outcomes separately in an overlay.</p> <p>6. Development for <i>secondary dwellings</i> and <i>Dual occupancy</i> is required to achieve the relevant outcomes of the draft Planning Scheme and the purpose of development conditions is to ensure that specific aspects of a proposed development achieve the purpose of the planning scheme. Please also refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> and PLSS18/000288(12) for further analysis, which outlines changes to the policy proposed to apply to Dual occupancies on Tamborine Mountain including an increase in the assessment level to impact assessment.</p> <p>7. The development framework under the <i>Planning Act 2016</i> places the onus of compliance with development conditions on the land owner. Notwithstanding, Council manages compliance matters within a compliance action system, which includes auditing and investigation into complaints.</p>			
PLSS18/000025	<p>The submission raises the below matters for consideration in regard to the draft Planning Scheme.</p> <ol style="list-style-type: none"> The submission contends that the Planning Scheme should focus on 'big picture' planning, with all subdivisions, development applications, buildings and other infrastructure to follow land contours; In relation to the carrying out of light outdoor entertainment at local cafes and restaurants, applications that have no or minimal fee and declaration to follow relevant rules and regulations regarding noise in public places is sought; The submission notes that public consultation is essential to have public confidence in decisions made, which means that when public opinion / consultation is called for, Council needs to be seen to take those views into consideration.; Viable options for public transport to be considered. 	<ol style="list-style-type: none"> In addressing the submission's suggestion about promoting development that respects the topography of the land, it is difficult to alter existing developed areas, however, where new residential neighbourhoods are proposed on land comprising 25 lots or more, a Master Plan is required in accordance with the Master Plan Overlay. Principles to be demonstrated are to ensure environmental assets and features are preserved; and new residential neighbourhoods are designed to be accessible and integrated with surrounding areas; and around features such as a local park, or natural features such as creeks or hilltops. Where light entertainment occurring at a restaurant is <i>ancillary</i> to the primary use (<i>Food and drink outlet</i>), the music or entertainment would not be considered a separate land use that required planning approval. However, if the entertainment is not determined to be <i>ancillary</i>, then the land use would need to be considered against the planning scheme under the <i>Tourist attraction</i> land use definition. Matters considered in determining whether an activity is ancillary include assessing whether the entertainment activity represents the dominant use of the site and its potential impacts. Fees and licencing for outdoor entertainment events are not within the scope of the draft Planning Scheme and nuisance generating activities are dealt with under the <i>Environmental Protection Act 1994</i>. In regard to public consultation, the draft Planning Scheme was publicly consulted significantly beyond the minimum statutory requirements of the <i>Planning Act 2016</i> and in regard to individual new development proposals, development that requires impact assessment is publicly consulted in accordance with the Act and Council must address matters raised in public submissions in the assessment of the development application. Planning for public transport is essentially outside of the scope of the Planning Scheme, however, new proposals for large subdivisions must demonstrate how public transport access is catered for in the provision of bus infrastructure and the like. 	No	No change.	N/A
PLSS18/000040	The submission is concerned that the operation of on-site sewerage systems on Tamborine Mountain is not appropriate for the soil type, accommodation density and land uses that exist.	The submission's concerns regarding on-site sewerage systems are noted. In the Low Density Residential Zone - Mountain Residential Precinct, Rural Residential Zone and the rural precincts that apply to Tamborine Mountain, the creation of additional lots are not supported following the matters addressed during the	No	Refer to <i>Chapter 9 Tamborine Mountain - Residential Development</i>	N/A

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		<p>community consultation on the draft Planning Scheme. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> for further analysis.</p> <p>It is also noted that wastewater treatment and disposal systems for all development must meet the requirements of the <i>Plumbing and Drainage Act 2018</i>, which legislates that on-site wastewater treatment systems meet the required environmental standards.</p>		<i>Matters</i> and PLSS18/000318	
PLSS18/000042	<p>The submission raises the below matters about the draft Planning Scheme for consideration.</p> <ol style="list-style-type: none"> The Minor Tourism Zone should contain a consistent use for light entertainment so that a restaurant can have a band playing background music whilst customers dine. The use should be accepted and require the licencing approvals to be in place. Commercial groundwater extraction needs to be separated into two parts for: <ol style="list-style-type: none"> Commercial groundwater extraction for off the Mountain remains inconsistent; and Commercial groundwater extraction on the Mountain for local supply becomes a consistent use as impact assessable in the residential zone and Code Assessable in the rural zones. Thunderbird Park, situated at Tamborine Mountain Road, Tamborine Mountain, located on Lot 2 RP884149 is included in the Rural Zone – Tamborine Mountain Rural Precinct in the draft Planning Scheme, which would not allow existing approvals and prevents it expansion in line with Council's Tourism Strategy. The land should be rezoned to Major Tourism. 	<p><i>Ancillary Light Entertainment for Food and Drink Outlet</i></p> <p>Where light entertainment occurring at a restaurant is <i>ancillary</i> to the primary use (<i>Food and drink outlet</i>) the music or entertainment would not be considered a separate land use that required planning approval. However, if the entertainment is not determined to be <i>ancillary</i>, then the land use would need to be considered against the planning scheme under the Tourist attraction land use definition. Matters considered in determining whether an activity is ancillary include assessing whether the entertainment activity represents the dominant use of the site and its potential impacts. Fees and licencing for outdoor entertainment events are not within the scope of the draft Planning Scheme and nuisance generating activities are dealt with under the <i>Environmental Protection Act 1994</i>.</p> <p><i>Commercial Groundwater Extraction</i></p> <p>The concerns and suggestions raised in the submission regarding commercial groundwater extraction for local supply are noted. Under the <i>Strategic Framework</i> (Section 3.4.1) groundwater extraction for commercial purposes is not supported on Tamborine Mountain, with the use not recognised as being consistent with the intent of all zones and precincts that apply to Tamborine Mountain.</p> <p>Whilst no change in the policy for groundwater extraction for commercial purposes (including local supply) under the draft Planning Scheme is proposed at this point in time, the policy matter will be subject to a further holistic review and have regard to other considerations relevant to water supply from a groundwater source including matters outside of the planning framework.</p> <p><i>Proposed Zoning for Thunderbird Park</i></p> <p>Please refer to Analysis and Recommendation for PLSS18/000198.</p>	No	<ol style="list-style-type: none"> No change; No change; Refer to PLSS18/000198. 	N/A
PLSS18/000252	<ol style="list-style-type: none"> The submission supports the overarching principles of the SEQ Regional Plan and the draft Planning Scheme in their role in planning for liveable communities and housing, economic growth, environment and heritage, safety and resilience to hazards, and infrastructure that are required for the State to progress and for the Scenic Rim to accommodate the needs of a growing Queensland population. It is considered that an executive summary in the planning scheme would be a useful inclusion to assist a layperson in better comprehending the complex and broad ranging document. A number of changes to land use definitions, zones and levels of assessment are requested as follows: <ol style="list-style-type: none"> <i>Transport depot</i> - The definition is broad and when applied to the Rural Zone - Tamborine Mountain Rural Precinct and the Rural Residential Zone - Rural Residential A Precinct, the ad hoc development of this use with localised adverse environmental, traffic and good neighbour 	<ol style="list-style-type: none"> The submission's overall support for the SEQ Regional and draft Planning Scheme is noted. It is not proposed to include an executive summary within the draft Planning Scheme. However, in order to effectively communicate and simplify the various aspects of the instrument, Council will endeavour to provide relevant information sheets and website information to assist in the interpretation of the planning scheme. The following responses are provided to the various suggestions regarding land use definitions, zones and levels of assessment: <ol style="list-style-type: none"> The concerns about <i>Transport depot</i> as accepted development in the Tamborine Mountain Rural Precinct and Rural Residential Zone are noted. Given the use is limited to two heavy vehicles and the majority of land within these zones are multiple hectares, it is considered that any adverse impacts could sufficiently be minimised as the intent is to 	No	<ol style="list-style-type: none"> No change; No change; No change except for the following: <ol style="list-style-type: none"> Remove <i>Community residence</i> from Table 5.5.2.1 Conservation Zone with the effect of it being impact assessable and 	Yes

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	<p>outcomes could result. Larger transport depots could be accommodated in a 'Transport Depot Zone';</p> <p>b. <i>Major sport, recreation and entertainment facility</i> - This use is provided for in the Recreation and Open Space Zone, the Rural Zone and the Special Purpose Zone - Bulk Water Storage Precinct, but may be better served within a specific zone, such as a 'Major Sport, Recreation and Entertainment Facility Zone';</p> <p>c. <i>Motor sport facility</i> - This use is facilitated in the Recreation and Open Space Zone and Rural Zone, however, may be better served by specific, pre-planned and community supported zone - e.g. 'Motor Sport Facility Zone';</p> <p>d. <i>Indoor sport and recreation</i> - This use is facilitated in the Special Purpose Zone - Bulk Water Storage Precinct, however, seems inconsistent with the primary purpose of the precinct;</p> <p>e. <i>Park</i> - A Park in the Conservation Zone should be impact assessable, rather than accepted development, as the development of a Park is inconsistent with the purpose of the zone;</p> <p>f. <i>Caretaker's accommodation</i> - This use should be impact assessable in the Conservation, Recreation and Open Space and Special Purpose Zones (Bulk Water Storage Precinct) to minimise unwarranted or excessive development/residential creep;</p> <p>g. <i>Community residence</i> - This use should be impact assessable, rather than accepted in the Conservation Zone as it is unlikely to be accepted in most circumstances;</p> <p>h. <i>Dual occupancy</i> - In the Rural Zone, the Planning Scheme would benefit with the inclusion of specified adequate and assessable separation from neighbouring properties. For other <i>Dual occupancy</i>, the Planning Scheme should consider the potential for this use to change the character of rural towns and should also be impact assessable;</p> <p>i. <i>Multiple dwelling</i> - The use should be impact assessable;</p> <p>j. <i>Non-residential workforce accommodation</i> - The use would benefit from a schedule with time parameters for what would be considered permanent, semi-permanent and temporary in order to protect neighbouring property owners from being impacted by workforce accommodation that was intended to be temporary, but becomes permanent;</p> <p>k. <i>Sales office</i> - A sunset clause should be included for this use;</p> <p>l. <i>Animal husbandry</i> - The use should be impact assessable in the Conservation Zone;</p> <p>m. <i>Extractive Industry</i> - The use should be impact assessable;</p> <p>n. <i>Permanent plantation</i> - The use should be impact assessable in the Conservation Zone to a specific scale, rather than accepted development;</p> <p>o. <i>Environment Facility</i> - The use should be impact assessable in the Conservation Zone to a specific scale, rather than code assessable;</p> <p>p. <i>Nature-based tourism</i> - The use should be impact assessable in the Conservation Zone to a specific scale, rather than code assessable;</p> <p>q. <i>Home based business</i> - The use should include parameters for minor industrial activities, types, output limits and hours;</p> <p>4. <i>Tamborine Rural Living Area</i> - Further subdivision is not supported as the place acts as a buffer between Tamborine Mountain and the Scenic Rim and the rapidly developing urbanisation of adjacent rural and natural environs.</p> <p>5. <i>Overlay Maps</i> - The planning scheme would benefit from the addition of a single 1:300 00 scale region wide map.</p>	<p>cater for small scale heavy vehicle or machinery parking - e.g. parking of machinery and truck by a private excavations business;</p> <p>b. The Planning Scheme has been drafted using the standard suite of zones prescribed by the State government in Schedule 2 of the <i>Planning Regulation 2017</i>. As there is no specific 'Major Sport, Recreation and Entertainment Facility Zone', the <i>Major sport, recreation and entertainment facility</i> use is proposed to be recognised as potentially consistent in the Recreation and Open Space Zone, Special Purpose Zone - Bulk Water Storage Precinct and the Rural Zone (subject to demonstrating compliance with the Purpose and Overall Outcomes of the relevant Zone Code);</p> <p>c. The Planning Scheme has been drafted using the standard suite of zones prescribed by the State government in Schedule 2 of the <i>Planning Regulation 2017</i>, which does not provide an option for a specific 'Major Sport Facility Zone';</p> <p>d. <i>Indoor sport and recreation</i> is code assessable in the Special Purpose Zone to accommodate appropriate recreational activities around the region's dams. It should be noted that the Water Resource Catchment Overlay also applies to land surrounding dams and this overlay seeks to ensure that development protects water quality of the dams;</p> <p>e. A <i>Park</i> is included as accepted development in the Conservation Zone (which applies to land in National Parks and some Council-owned conservation reserves) in order to enable the development of facilities (e.g. paths or benches) for the passive enjoyment and understanding of these conservation areas without triggering the impact assessment process. Notwithstanding, the Environmental Significance Overlay will apply to any mapped areas of Matters of Environmental Significance;</p> <p>f. <i>Caretaker's accommodation</i> is accepted development subject to the requirements of the Caretaker's Accommodation Code and the Conservation, Recreation and Open Space and Special Purpose Zone (Bulk Water Storage Precinct) Codes. To address concerns relating to excessive residential development, the draft Caretaker's Accommodation Code (Section 9.3.3) ensures that development is provided to fulfil a genuine need for a caretaker on a site and a <i>Caretaker's Accommodation</i> must be the only dwelling on the site;</p> <p>g. A <i>Community Residence</i> is not aligned with the intent for the Conservation Zone and it is recommended that this use be made impact assessable and an inconsistent use in this zone. Schedule 6, Part 2 of the <i>Planning Regulation 2017</i> does not require that a material change of use for a <i>Community Residence</i> be accepted development in this zone;</p> <p>h. <i>Dual Occupancy</i> - The concerns about character and separation from neighbouring properties are noted. Various changes have been made to the policy for dual occupancies as a result of the community consultation process. Please refer to the Analysis and Recommendation relevant to dual occupancies in <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i>;</p> <p>i. <i>Multiple Dwelling</i> - The land use is code assessable in the Low Density Residential Zone where involving more than 3 dwelling units and the Low-medium Density Residential Zone where involving more than 6 dwelling units. The Mixed Use and District and Major Centre Zones also encourage Multiple dwellings. The level of assessment is considered appropriate as it assists in providing for housing choice and more dense housing in appropriate locations;</p> <p>j. <i>Non-resident workforce accommodation</i> is inconsistent in the draft Planning Scheme except in the Rural Zone, where it is impact assessable development and therefore must achieve the purpose of</p>		<p>inconsistent in the Conservation Zone.</p> <p>3l. <i>Animal husbandry</i> is to be changed in Table 5.5.2.1 Conservation Zone from accepted to code assessable development.</p> <p>3n. <i>Permanent plantation</i> is to be changed in Table 5.5.2.1 Conservation Zone from accepted to code assessable development;</p> <p>4. No change;</p> <p>5. No change;</p> <p>6. No change;</p> <p>7. No change;</p> <p>8. No change.</p>	

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	<p>6. The draft Planning Scheme lacks 'good neighbour' parameters for share accommodation, Airbnb, home stay and party house accommodation types.</p> <p>7. The draft Planning Scheme does not mention or review the Scenic Rim Pest Management Plan - Wild Tobacco (<i>Solanum mauritianum</i>) and Devil's Fig (<i>Solanum spp.</i>) are not declared as prohibited or restricted invasive plants and 'Class R' classification should be included for the Solanum species.</p> <p>8. <i>Bromelton State Development Area (BSDA)</i> - The BSDA has major impact on road networks in the region and beyond. If a major road network study been completed for these roads, it should be identified a priority by the Scenic Rim Planning Scheme and include public consultation.</p>	<p>the zone and the planning scheme as a whole, which includes protection of agricultural land, a high level of rural amenity and providing for rural uses and activities. It is considered that the intent for the Rural Zone in the Strategic Framework provides sufficient detail about the intent for development in the zone to ensure time parameters for such development and impacts on neighbouring property owners would be considered;</p> <p>k. The Sales Office Code (Section 9.3.14) seeks to ensure that the duration of the use does not extend beyond a reasonable period by limiting display homes, display villages or estate sales office to 2 years and a prize home for 6 months;</p> <p>l. <i>Animal husbandry</i> - The submissions concerns are noted and it is recommended that <i>Animal husbandry</i> be changed from accepted to code assessable development in the Conservation Zone;</p> <p>m. <i>Extractive industry</i> is impact assessable in all Zones, except in the Rural Zone (excluding Tamborine Mountain), where the development is code assessable if it involves a small-scale quarry extracting less than 5,000 tonnes of quarry material per annum; or involving groundwater extraction. All other activities are impact and this approach to the level of assessment is considered appropriate in accordance with the potential impacts of the use;</p> <p>n. <i>Permanent plantation</i> - The submission's concerns are noted. <i>Permanent plantation "means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purposes"</i>. Such a use may represent an appropriate use in the Conservation Zone where rehabilitation may be required. Given the changes required in preparing land for a plantation, it is proposed that <i>Permanent plantation</i> is changed from accepted to code assessable in the Conservation Zone;</p> <p>o. <i>Environment facility</i> - The requirements for this land use in the Conservation Zone (Section 6.2.2) and the Tourism Uses Code (Section 9.3.17) seek to ensure that an <i>Environment facility</i> is small scale and remains subordinate to the area or feature of significance. It is not considered necessary that the use be made impact assessable in this instance;</p> <p>p. <i>Nature-based tourism</i> - The requirements for this land use in the Conservation Zone (Section 6.2.2) and the Tourism Uses Code (Section 9.3.17) seek to ensure that a <i>Nature-based tourism</i> use is small scale and remains subordinate to the area or feature of significance. It is not considered necessary that the use be made impact assessable in this instance;</p> <p>q. <i>Home based business</i> - The Home Based Business Code (Section 9.3.8) seeks to ensure that the use does not include 'Industrial Activities' (with the exception of <i>minor industrial activities</i> defined in Schedule 1) in order to protect the amenity of neighbouring dwellings.</p> <p>4. The submission's concerns about the Tamborine Investigation Area are noted. The policy of the draft Planning Scheme requires that an investigation of the Tamborine Rural Living Area be undertaken prior to considering any potential rural residential re-subdivision opportunities. Until such time that an investigation is undertaken and the outcomes of the investigation identify any potential opportunities, the draft Planning Scheme seeks to uphold the current planning policy in not supporting the creation of any additional lots. It is not proposed to amend the draft Planning Scheme to support or prohibit potential rural residential re-subdivision opportunities in the absence of considered land use planning policy.</p>			

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		<p>5. In regard to the suggestion for the addition of a single 1:300 000 scale region wide map, it is considered that this map would be less practical and user-friendly. However, the draft Planning Scheme interactive mapping on Council's website enables users to view the overlay mapping at a region-wide level if desired.</p> <p>6. In the draft Planning Scheme, Airbnb and similar services fall under the <i>Short Term Accommodation</i> definition as a <i>holiday home</i> and is accepted development because it is considered that this use would not generate any further impacts to that of a dwelling house that could meaningfully be regulated within the scope of the Planning Scheme.</p> <p>7. Changes to the Scenic Rim Pest Management Plan are not in scope for the development of the Planning Scheme, however, the comments in relation to pest species have been forwarded to Council's Environmental Policy and Services Team for consideration.</p> <p>8. A major road network study in relation to the Bromelton State Development Area (BSDA) has not been prepared by Council as the BSDA is administered by the Office of the Coordinator General and primarily affects State-controlled roads. Council's Planning Scheme does not incorporate any forward planning of this network.</p>			
PLSS18/000404	<p>A submission has been received that raised the below matters for consideration in relation to the draft Planning Scheme.</p> <p>1. To a certain extent the draft Planning Scheme is considered to lack vision as it should be based on a plan for the tourism industry in conjunction with maintaining Tamborine Mountain as a green sanctuary. The question is raised as to how Council's Tourism Strategy is reflected in the draft Planning Scheme in regard to zoning and what new infrastructure is envisaged to deal with increase of tourism and residential growth? Further, how has the growth of Airbnb been translated into the policy of the draft Planning Scheme? Gallery Walk should be included in the Major Tourism Zone. The plans for Gallery Walk that were consulted with the community in 2000 and 2010 should be considered in the finalisation of the draft Planning Scheme. Furthermore, Gallery Walk, Cook Road and connecting paths should be available for both tourism and residential living. The Cook Road extension is also required to improve the traffic and parking issues associated with Gallery Walk.</p> <p>The reluctance to acknowledge the importance of tourism on Tamborine Mountain is further evidenced by the Kooralbyn Resort, being the only place in the region included in the Major Tourism Zone. Other places should be considered, including Thunderbird Park and O'Reilly's to support Council's Tourism Strategy. It is contended that there is no overriding vision on how to manage and grow tourism in conjunction with the Scenic Rim's Tourism Strategy.</p> <p>2. The policy for Airbnb (and similar development) should include clear regulation in the draft Planning Scheme to ensure the same requirements for a Bed and Breakfast are triggered (acoustics, effluent, parking, etc.). Properties with <i>Dual occupancy</i> or <i>secondary dwellings</i> could host large numbers of people without any planning scheme regulation. The draft Planning Scheme seems to downplay the relevance of tourism on Tamborine Mountain through the proposed policy for Airbnb and tourist uses. A local survey to try and ascertain visitor numbers to the Mountain has been undertaken and the results indicates between 1.4-1.8 million visitors annually.</p>	<p>The below responses are provided for the matters raised in the submission.</p> <p>1. The principles of Council's Tourism Strategy are reflected in the draft Planning Scheme in that tourism is a key element of achieving economic growth in the region. This is supported in the Strategic Framework (Section 3.5.1) and relevant zones and codes in the draft Planning Scheme. Tourism is recognised as a significant employer in the region and growth in the sector is supported through development that protects and enhances the existing strengths of the Scenic Rim, including its natural areas, rural landscapes and vibrant communities. Under the draft Planning Scheme, tourism is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing. The zones in the draft Planning Scheme where tourism is particularly facilitated include the Rural Zone, the Major Tourism Zone and the Minor Tourism Zone.</p> <p>It should be noted that the Major Tourism Zone is applied to land encompassing the Kooralbyn Resort, with the Zone applying development parameters that are focussed on the development of this place as a major tourism destination of a particular built form and range of uses. Other zones in the Planning Scheme, including the Minor Tourism Zone (applying to Gallery Walk) and Rural Zone, also facilitate growth of tourism in the region in the context of the surrounding land uses and built environment.</p> <p>Notwithstanding the above, the Strategic Framework is proposed to be amended to recognise Gallery Walk (and O'Reillys, Binna Burra and Thunderbird Park) as a key tourism area in the region.</p> <p>Suggestions relating to a Cook Road extension and connecting paths are outside the scope of the draft Planning Scheme, however have been forwarded to Council's Department of Asset Management and Environmental Sustainability for consideration.</p> <p>2. In the draft Planning Scheme, Airbnb and similar services fall under the <i>Short Term Accommodation</i> definition as a <i>holiday home</i> and is accepted</p>	No	<p>1. Amend the Strategic Framework to recognise Gallery Walk as a key tourism area in the region;</p> <p>2. No change;</p> <p>3. No change;</p> <p>4. At and around the Manitzky Road and Main Western Road intersection:</p> <ul style="list-style-type: none"> • apply the Minor Tourism Zone to seven (7) lots identified in the Analysis; • amend <i>Bar and Function facility</i> to make impact assessable where located on Main Western Road; <p>5. No change;</p> <p>6. No change;</p>	Yes

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	<p>3. The Long Road extension should be included in the Planning Scheme to be developed into a road for emergency purposes such as fire or a major event for traffic movement, and for local traffic use to prevent congestion as cars on the road continue to increase and the Showgrounds continues to host events. Traffic numbers continue to increase on Main Western Road.</p> <p>4. A cottage industry established near the intersection of Manitzky Road and Main Western Road should be included in the Minor Tourism Zone.</p> <p>5. Main Street should be considered a district zone for business, and to have a depth of a block, focussing on local business growth.</p> <p>6. The Rural Zone should have an allocation for aged care facilities, independent living and 50 plus living. It should be restricted to low rise development. The area around the IGA in Tamborine Mountain is zoned Rural and is a perfect location for this type of development, which is growing in demand.</p> <p>7. The minimum lot size in the Rural Residential Zone should be 4,000m², not 3,000m².</p> <p>8. A vision in the draft Planning Scheme should also include location of car parks, and connection services between tourism precincts. Low impact park and ride options are growing due to the pressure of cars on the roads and the need to preserve the landscape, vegetated corridors and environment.</p> <p>9. Footpaths are a Council responsibility and Main Roads should be lobbied to widen our roads to 9m to allow for connecting footpaths to be installed. The community has put forward plans for a network of local tracks, footpaths and cycling paths. The planning scheme should include this so that constructing the network will not be delayed by the planning regulations.</p> <p>10. Weddings and conferences should be part of tourism because it is a \$30 million industry on Tamborine Mountain and should be included in the planning scheme.</p> <p>11. There is no information available as to how the population will grow in relation to the creation of further lots and what the implications for the environment and infrastructure will be. For example, it has been calculated that there could be another 400 houses on the south end of Tamborine Mountain.</p> <p>12. The statement in the draft Planning Scheme that 'Tamborine Mountain is characterised by a mix of rural production, tourism and rural enterprise opportunities' does not reflect the local economy. In reality, Tamborine Mountain relies mainly on tourism, with a focus on hospitality and rural production is relatively small. There should be greater focus on protecting the natural environment which is what the tourism industry on Tamborine Mountain relies on.</p> <p>13. Uncontrolled development of <i>secondary dwellings</i> and <i>Dual occupancy</i> could have serious implications for traffic, noise and reduction of green space on Tamborine Mountain. Tamborine Mountain is unsewered and does not have reticulated water and an increase in permanent resident population, plus the increase in overnight stay visitors will cause damage to the environment. There will also be an increase in traffic, heavy supply vehicles, and the demand for infrastructure and services. There is a need and emphasis on eco-tourism and green environment tourism moving forward, however, too much subdivision and second dwellings will negatively impact on Tamborine Mountain's offerings as green spaces, remnant rainforest, open vistas, farmland, wildlife corridors, hobby farms, diminished aquifers, and loss of rainforest from private property will</p>	<p>development because it is considered that this use would not generate any further impacts to that of a dwelling that could meaningfully be regulated within the scope of the planning scheme. A Bed and Breakfast is defined as a <i>Home based business</i> under the draft Planning Scheme. The Home Based Business Code incorporates requirements that specifically apply to a Bed and Breakfast.</p> <p>3. The suggestion relating to the Long Road extension is outside the scope of the draft Planning Scheme, however the suggestion has been forwarded to Council's Department of Asset Management and Environmental Sustainability for consideration.</p> <p>4. The suggestion to include land at the intersection of Manitzky Road and Main Western Road in the Minor Tourism Zone has been considered with regard to the existing character of development on Main Western Road, the interface between the existing cottage tourist facilities and existing dwellings, and any identified need for Minor Tourism zoned land at this location. It is recommended that the Minor Tourism Zone be applied to Lots 2 RP32118, 2 RP196419, 3 RP168518, 2 RP168518, 1 RP168518, 35 SP162781; and 32 RP908639. This land is currently included in the Cottage Tourist Facility Precinct of the Tamborine Mountain Zone in the <i>Beaudesert Shire Planning Scheme 2007</i>. It should be noted that the Mixed Use - Commercial Industry Precinct is proposed to apply to Lots 2 RP55369, 1 RP55369, 1 RP133262, 1 RP863430 and 22 SP148278 in order to reflect the existing land use activities involving commercial and industrial uses. It is further recommended that a <i>Bar and Function facility</i> be excluded as land uses that are consistent at this location to protect the amenity of neighbouring residential premises.</p> <p>5. Main Street at North Tamborine is included in the District Centre Zone, which is intent on providing for a large variety of uses and activities at the district level. It is the highest order business centre on Tamborine Mountain. At present a need to extend the zone to include more land has not been identified.</p> <p>6. Aged care facilities, independent living and 50 plus living are not supported in the Rural Zone because the uses are in conflict with the primary intent of the zone which cannot provide for the high level of amenity and access required by residents.</p> <p>7. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> of this Submissions Table regarding the proposed policy changes for subdivision on Tamborine Mountain.</p> <p>8. The coordination of Council-owned car parks does not fall within the scope of the draft Planning Scheme; however, the suggestion has been noted and forwarded to the relevant Council department for consideration.</p> <p>9. Plans for footpath networks fall outside of the scope of the draft Planning Scheme; however, the suggestion has been forwarded to the relevant Council department for consideration.</p> <p>10. Wedding venues and conference facilities fall under the land use definition for <i>Function facility</i>, which is facilitated in the Community Facilities Zone, Rural Zone (Tamborine Mountain Rural Precinct), Minor Tourism Zone and centre zones that apply to Tamborine Mountain.</p> <p>11. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> of this Submissions Table regarding the proposed policy changes for subdivision on Tamborine Mountain.</p>		<p>7. Refer to changes included in recommendation for submission number PLSS18/000318 and <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i>;</p> <p>8. No change;</p> <p>9. No change;</p> <p>10. No change;</p> <p>11. Refer to changes included in recommendation for submission number PLSS18/000318 and <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i>;</p> <p>12. Refer to changes included in recommendation for submission number PLSS18/000063;</p> <p>13. Refer to changes included <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i>;</p> <p>14. No change.</p>	

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	<p>negatively impact our tourism attraction which is currently 'the green behind the gold'.</p> <p>14. The submission notes that the draft Planning Scheme should not be put in place until such time there is a Local Area Plan for Tamborine Mountain. The Blue Print, which is currently being developed by the local community as a ten-year plan/vision for the Mountain, is a clear indication of what Tamborine Mountain will look and feel like, and its preservation for future generations.</p>	<p>12. The concerns raised in the submission are noted. In response to various submissions, focus on the protection of the environmental values on Tamborine Mountain have been strengthened including:</p> <ul style="list-style-type: none"> • Reduction in the clearing activities of native vegetation that can be undertaken as <i>exempt clearing</i>, in particular in urban and rural residential areas. Please refer to the amended <i>exempt clearing</i> definition in Schedule 1 of the draft Planning Scheme for further details; • Update of the Matters of State Environmental Significance of the Environmental Significance Overlay to incorporate recently released MSES Regulated Vegetation (Essential Habitat) mapping, which is habitat of endangered or vulnerable or near-threatened wildlife (protected wildlife) under the <i>Nature Conservation Act 1992</i>. This new mapping is intent on protecting regulated vegetation, which is essential habitat for endangered or vulnerable wildlife of State significance; and • The Vegetation Management Area (VMA) policy of the Nature Conservation Overlay of the <i>Beaudesert Shire Planning Scheme 2007</i> is proposed to be reinstated in the draft Planning Scheme. The purpose of the VMA is to protect significant trees, maintain and enhance a predominantly forested character and contribute towards the maintenance of biodiversity. The reinstatement of the VMA policy will afford greater protection to native vegetation of a certain size that is not currently recognised as mapped Matters of State or Local Environmental Significance in the Environmental Significance Overlay (subject to the exemptions of the <i>exempt clearing</i> definition). <p>All of the above mechanisms will provide further consideration and protection of environmental values on Tamborine Mountain.</p> <p>13. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> of this Submissions Table regarding the proposed policy changes for subdivision on Tamborine Mountain.</p> <p>14. A Local Plan for Tamborine Mountain is not included in the draft Planning Scheme because a region-wide approach to developing policy was adopted using zone precincts, rather than local plans to further refine local policy matters. It should be noted that for Tamborine Mountain localised matters have been addressed through the following:</p> <ul style="list-style-type: none"> • specific zone precincts including the Mountain Residential Precinct, the Rural Escarpment Protection Precinct and Tamborine Mountain Rural Precinct; • locality specific subdivision policy for land contained in the Rural Residential Zone; and • unique policy applicable to Tamborine Mountain in the Strategic Framework through the use of the Mountain Communities strategic designation. <p>Ultimately, the use of precincts can lead to the same result as a Local Plan and it is therefore not proposed to alter this approach to addressing localised planning issues.</p>			
PLSS18/000292 PLSS18/000298 PLSS18/000394 PLSS18/000395 PLSS18/000396	A submission has been received that raised the below matters for consideration in relation to the draft Planning Scheme.	1. The draft Planning Scheme has been prepared under the <i>Planning Act 2016</i> , which is a performance-based planning system to allow for innovation and flexibility in how development can be achieved, whilst also responding to community needs and expectations. The draft Planning Scheme sets a direction for future development in the region for the next twenty years, but it is	No	1. No change. 2. Refer to <i>Chapter 8 Tamborine Mountain</i>	Yes

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PLSS18/000403 PLSS18/000488 PLSS18/000493	<p>1. Council should aim for the mitigation of ambiguity in both the Planning Scheme and its Policies and also in the conditions imposed where Development Applications are approved "subject to conditions".</p> <p>2. It is considered that there are inherent conflicts between the Strategic Vision and the Tables of Assessment, Zones, Overlays and Development Codes resulting in development outcomes that would be fundamentally different from the Strategic Vision.</p> <p>3. Tamborine Mountain should be conserved as a unique place in the context of urban population growth in South East Queensland and urban sprawl should be limited. Any cross-Council development (Gold Coast City Council and Scenic Rim Regional Council) should be subject to public input (such as a skyrail) and boundaries and buffer zones need to be implemented to prevent encroachment by Gold Coast developments which are spreading further westward.</p> <p>4. Tamborine Mountain will cease to be "characterised by a mix of rural production, tourism and rural enterprise opportunities of a scale and intensity consistent with the area's semi-rural and natural landscape setting and character..." if subdivision, second dwellings, dual occupancy, tourist cabins and tourist accommodation sites (which both allow for up to 8 persons per cabin/site) are permitted to proliferate, which seems to be inevitable under the draft Planning Scheme.</p> <p>5. Although the draft Planning Scheme recognises that Tamborine Mountain requires an approach which differs to that for other Scenic Rim districts, no Local Plan under Part 7 has been included.</p> <p>6. Development facilitated under the draft Planning Scheme will result in a dramatic increase of thousands in the permanent resident population of Tamborine Mountain, which is not designated a Priority Infrastructure Area. This will cause:</p> <ol style="list-style-type: none"> damaging environmental impacts; an increase in pressure for suburbanisation; demand for more community infrastructure and services (not currently planned for in the Local Government Infrastructure Plan to 2031); an increase in traffic, particularly heavy supply vehicles without significant trunk infrastructure planned for Tamborine Mountain; and an opportunistic financially-fuelled intrusion into Rural Zones of new business such as cabins and tourist accommodation sites (in the guise of "nature-based tourism"). <p>7. The draft Planning Scheme facilitates the possibility of many hundreds of new houses on Tamborine Mountain (estimated 400 on the south end), whether as secondary dwellings, dual occupancy or on new subdivisions and this would result in:</p> <ol style="list-style-type: none"> loss of the green, open spaces of existing large garden areas and the ambience and amenity of uninterrupted grassy verges, lost to numerous, new formed driveways; loss of the fragile and invaluable remaining remnant rainforest where it still exists on private property and the open vistas of farmland would be under even greater threat of infill housing; loss of the existing trees both exotic and native, shrubs and ground cover, all of which are essential wildlife habitat and corridors; loss of sufficient places and spaces for niche agricultural and pastoral enterprises (which enhance the tourist experience); loss of the points of difference which attract tourists (in excess of 1 million p.a.); 	<p>still a flexible document to allow unexpected development to occur where it is appropriate and where it can achieve the intent for development described in the Strategic Framework. Rather than ambiguity, the approach to development assessment allows for flexibility and innovation and a more prescriptive or prohibitive approach to planning would not achieve this.</p> <p>The community consultation of the draft Planning Scheme is one way of validating community desires for the direction of future development in the region and the impact assessment process for development applications further allows community input through the public submissions process. Where development is identified as 'inconsistent' in the draft Planning Scheme, it must be assessed against the assessment benchmarks, which includes the Strategic Framework and matters raised in public submissions must also be addressed.</p> <p>2. The feedback from community consultation regarding concerns about conflicts between the Strategic Vision, Tables of Assessment, Zones Codes, Overlays and Development Codes have resulted in the proposed reinstatement of elements of existing policy in the <i>Beaudesert Shire Planning Scheme 2007</i> and a number of other changes to the draft Planning Scheme, in particular for Tamborine Mountain. These are highlighted particularly in the Tamborine Mountain Chapters of this Submissions Analysis, being <i>Chapter 8 Tamborine Mountain - Environmental Matters</i>; and <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i>.</p> <p>3. In regard to development within the Gold Coast Local Government Area that affects Tamborine Mountain, local governments are required to conduct public consultation in accordance with the <i>Planning Act 2016</i>, which includes notifying adjoining landowners of development where it is impact assessable. There is also collaboration with adjoining local governments regarding cross-boundary development matters as part of the plan making processes. In regard to buffer zones to protect urban encroachment into Tamborine Mountain, land outside the Urban Footprint in the growth areas of the northern Gold Coast is protected by virtue of being within the Regional Landscape and Rural Production Area (RLRPA). The intent of the RLRPA is to:</p> <ul style="list-style-type: none"> protect the values of this land from encroachment by urban and rural residential development; protect natural assets and regional landscapes, and ensure their sustainable use and management; support development and economic growth of rural communities and industries. <p>4. A number of changes are proposed to the Dual occupancy and subdivision policy applying to Tamborine Mountain to address the matters outlined in the submissions received. Please refer to the Analysis detailed in <i>Chapter 8 – Tamborine Mountain – Residential Development Matters</i> to view the changes proposed.</p> <p>5. A Local Plan for Tamborine Mountain is not included in the draft Planning Scheme because a region-wide approach to developing policy was adopted using zone precincts, rather than local plans to further refine local policy matters. It should be noted that for Tamborine Mountain localised matters have been addressed through the following:</p> <ul style="list-style-type: none"> specific zone precincts including the Mountain Residential Precinct, the Rural Escarpment Protection Precinct and Tamborine Mountain Rural Precinct; 		<p><i>Environmental Matters</i>; and <i>Chapter 9 Tamborine Mountain Residential Development Matters</i>.</p> <p>3. No change.</p> <p>4. No change.</p> <p>5. No change.</p> <p>6. No change.</p> <p>7. Refer to <i>Chapter 8 Tamborine Mountain Environmental Matters</i>; and <i>Chapter 9 Tamborine Mountain Residential Development Matters</i>.</p> <p>8. No change.</p> <p>9. No change.</p> <p>10. No change.</p> <p>11. No change.</p> <p>12. Refer to <i>Chapter 8 Tamborine Mountain Environmental Matters</i>; and <i>Chapter 9 Tamborine Mountain Residential Development Matters</i>.</p> <p>13. No change.</p> <p>14. Refer to <i>Chapter 9 Tamborine Mountain</i></p>	<p>9</p> <p>-</p> <p>9</p> <p>-</p> <p>-</p> <p>9</p> <p>-</p> <p>8</p> <p>9</p> <p>-</p> <p>9</p> <p>-</p>

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	<p>f. significant diminishment of the replenishment of Mountain aquifers as a result of the increase in built, impermeable surfaces; and</p> <p>g. n increased reliance on groundwater in the absence of a reticulated water supply.</p> <p>8. In the Rural Zone Code - Rural Escarpment Precinct, it is stated that land uses do not include Extractive industry including for groundwater extraction, however this land use should be an inconsistent use for all Zone Codes applicable to Tamborine Mountain. Commercial groundwater extraction is not supported in the Mountain Community. Council should be incorporating as many protections as possible against commercial groundwater extraction within the Scenic Rim in the draft Planning Scheme under all Zone Codes and in all precincts.</p> <p>9. In Schedule 6.2.1 Planning Scheme Policy 1 – Infrastructure Design, Part 2 – Preliminary, it is stated: “2.1 Pre-lodgement Meetings: It is strongly recommended that discussions are held with Scenic Rim Regional Council prior to and during the design, concerning design concepts and clarification of specific requirements related to a particular project. A pre-design site inspection is expected to be undertaken prior to any detailed design work commencing. For Designers, it is recommended that a pre-design site inspection should be held with a representative from Council to discuss specific issues and requirements for the site and surrounds.” Ideally, pre-lodgement meetings and pre-design site inspections should be compulsory, particularly where an external certifier is to be utilised. This would avoid any further development fiascos as currently experienced by the neighbours of a certain property on Main Western Road.</p> <p>10. It is stated that “Large scale Retirement Communities and Residential Care Facilities are not supported in the “Mountain Community”. To remove any ambiguity, this should be expanded to include “Over 50s” and “Lifestyle” villages.</p> <p>11. It is suggested that “Food and drink outlets with drive-through facilities” should not be a permitted land use or commercial activity under any Zone Code relevant to Tamborine Mountain.</p> <p>12. There should be no further sub-division of any land zoned Residential, Cottage Tourist Facility or Village Residential on Tamborine Mountain. Minimum lot sizes of 2 hectares in the (current) Park Living Zones and 4 hectares in the Rural Character Zone should be retained.</p> <p>There is no wisdom in the proposed reduction in minimum lot size for the "Rural Residential Zone". Reducing the lot size to a minimum of 1 hectare defeats the "Rural" element of this classification and further strips the mountain of its inherent qualities which currently draw people to the area.</p> <p>13. There are inconsistencies between the draft Planning Scheme and the current Local Government Infrastructure Plan in regard to Tamborine Mountain. Firstly, the community has been asked to comment on an incomplete document in that <i>Schedule 3 - Local Government Infrastructure Plan Mapping and Supporting Material</i> – is not currently contained within the draft Planning Scheme.</p> <p>The current LGIP is devoid of any significant trunk infrastructure planned for Tamborine Mountain, whilst the draft Planning Scheme clearly provides for the possibility of a potentially significant increase in the permanent resident population by several thousand on the Mountain. Section 2 of the LGIP contains the Planning Assumptions made about: (a) population and employment growth and (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.</p>	<ul style="list-style-type: none"> locality specific subdivision policy for land contained in the Rural Residential Zone; and unique policy applicable to Tamborine Mountain in the Strategic Framework through the use of the Mountain Communities strategic designation. <p>Ultimately, the use of precincts can lead to the same result as a Local Plan and it is therefore not proposed to alter this approach to addressing localised planning issues.</p> <p>6. Under the current Local Government Infrastructure Plan (LGIP), minimal population growth is projected to occur in the Tamborine - Canungra SA2 (Statistical Area 2). The majority of this growth is intended to be accommodated in the Canungra Priority Infrastructure Area. Tamborine Mountain is not projected to have a dramatic increase in population. The LGIP preparation involved a catchment analysis for Community Infrastructure and shows an oversupply of infrastructure for the standards of service applicable across the Scenic Rim.</p> <p>7. Please refer to <i>Chapter 8 Tamborine Mountain - Environmental Matters</i> and <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> for analysis and recommendations outlining responses to the concerns raised about increased housing numbers, environmental, agricultural and water availability impacts on Tamborine Mountain.</p> <p>8. Under the <i>Strategic Framework</i> (Section 3.4.1) groundwater extraction for commercial purposes is not supported on Tamborine Mountain, with the use not recognised as being consistent with the intent of all zones and precincts that apply to Tamborine Mountain.</p> <p>9. The Planning Scheme cannot make pre-lodgement meetings compulsory because they are not included within the development assessment framework prescribed in the <i>Planning Regulation 2017</i>. Notwithstanding, pre-lodgement meetings are encouraged and incentivised by Council to ensure that any issues with development proposals are addressed as soon as possible and assist in the timely assessment of development applications.</p> <p>10. “Over 50s” and “Lifestyle” villages fall within the land use definition for <i>Retirement facilities</i>. This land use is contemplated on Tamborine Mountain in very limited circumstances (as outlined in the Strategic Framework) and is proposed to be subject to the impact assessment process to obtain community feedback to be considered as part of the determination of any applications.</p> <p>11. “Food and drink outlets with drive-through facilities” are an inconsistent use in all zones and precincts applying to Tamborine Mountain.</p> <p>12. The submission’s support for the subdivision policy of the current <i>Beaudesert Shire Planning Scheme 2007</i> is noted. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> of this Submissions Analysis Report for the changes proposed to the subdivision policy applying to Tamborine Mountain in response to the concerns raised.</p> <p>13. Council's LGIP commenced in 2018 and was subject to a separate plan making process, which involved community consultation. The current LGIP will form part of the Scenic Rim Planning Scheme on its commencement. Tamborine Mountain is not included in a Priority Infrastructure Area (PIA) as it is not a focus</p>		<p><i>Residential Development Matters;</i> and <i>Chapter 10 Tamborine Mountain - Other Matters.</i></p> <p>15. No change.</p>	

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	<p>Tamborine Mountain is discounted in the LGIP (p12) as a Priority Infrastructure Area based on its lack of current water and sewer infrastructure. It is not identified as an urban centre able to accommodate growth for the next 10-15 years, yet the DSRPS does not provide sufficient protection to ensure that such growth does not in fact occur. At p13, under "The Ultimate and Existing Population Forecast", it is stated: <i>"Forecasting population is relatively simple though highly dependent on dwelling forecast. Population is derived by multiplying number of dwellings with occupancy rates for individual SA2. This data is (sic) available at lot level, so it can be aggregated to any geographical boundary."</i></p> <p><i>Population is generated using the occupancy rates previously described. The output is the existing population grouped for three SA2 making up local government area. The same logic applies for future population projections at 5 yearly cohorts. These population totals are compared with the control totals from the top-down methodology, where bottom-up methodology refines the control totals using the available information. For Scenic Rim, population projections under bottom up and top down strategies are very similar; differences are maximum up to 2% of projections."</i> Tamborine Mountain has been lumped in with Tamborine Village and Canungra to form Statistical Area Level 2, which extends all the way to the NSW border. If, as stated above, "forecasting population is relatively simple..." it is difficult to understand why this has not in fact been determined for Tamborine Mountain, as this forecast would be useful in determining the appropriateness of the Schedules of Works proposed for Tamborine Mountain (Schedule 7 of the LGIP) for both the Transport Network (Table 14) and the Parks and Land for Community Facilities (Table 15), as well as the adequacy of the protections in the DSRPS.</p> <p>At Table 14, there are only two (2) planned Trunk Infrastructure projects listed for Tamborine Mountain between 2020 and 2034, being footpaths on Alpine Terrace (in 2032, \$235,000) and Knoll Road (in 2034, \$40,000). The total of \$275,000 represents less than 1% of the region's planned trunk infrastructure works totalling \$92,046,506. At Table 15, the story is similar. Other than the annual contribution towards the maintenance of the Botanic Gardens – deemed a "Premier Park" - (\$32,592 p.a. for 2020 to 2025, a total of \$195,552), there are only three (3) other planned works: In 2020, Long Rd Sports Complex – Playground Shade \$27,500 In 2022, Staffsmith Park (no details) \$180,000 In 2023, Rosser Park (no details) \$180,000. In total, Council has identified a total of \$605,000 to be expended on the Mountain's designated Premier Park, Sports Park and Recreation Park. This represents less than 2% of the planned \$36,703,569 identified in Table 15 for the region (which relates to proposed "trunk infrastructure" planned for the Scenic Rim).</p> <p>14. As Tamborine Mountain has not been designated a Priority Infrastructure Area, Council should take all possible steps in the draft Planning Scheme to ensure that population growth does not out-strip the Mountain's capacity to service a significantly increased permanent population. Such steps would include revisiting the draft provisions for approval of any subdivision, minimum lot sizes, second dwellings, dual occupancy and also tourist cabins and tourist accommodation sites, which have the propensity to become semi-permanent/permanent accommodation should the desired tourist occupancy rates not be achieved.</p> <p>15. The community-driven Tamborine Mountain Biosphere Project is currently progressing well. It would be unfortunate if Council could not see fit to</p>	<p>of urban growth for the region. The region's PIAs include Beaudesert, Boonah, Canungra and Kalbar.</p> <p>14. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> of this Submissions Analysis Report for the changes proposed to the subdivision and dual occupancy policy applying to Tamborine Mountain in response to the concerns raised.</p> <p>15. The comments provided in relation to the proposed Tamborine Mountain Biosphere Project are noted.</p>			

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>accommodate changes to the draft Planning Scheme which would promote and enhance the ideals of such a regionally beneficial project.</p> <p>In closing, Council's Strategic Vision stands very little chance of attainment unless the status quo is maintained on Tamborine Mountain.</p>				
PLSS18/000490	<p>The submission fully supports the matters raised in PLSS18/000292, in particular that Tamborine Mountain has not been designated a Priority Infrastructure Area and Council should take all possible steps to ensure that population growth does not out-strip the Mountain's capacity to service a significantly increased permanent population. Such steps would include re-visiting the Draft provisions for approval of any subdivision, minimum lot sizes, second dwellings, dual occupancy and also tourist cabins and tourist accommodation sites, which have the propensity to become semi-permanent / permanent accommodation.</p> <p>Further, the submission does not support the 1ha minimum lot size that applies to parts of the Rural Residential Zone as it seems to defeat the 'rural' element of this classification and further strips the mountain of the qualities that draw people to the area.</p>				
PLSS18/000407	<p>The below matters are raised in the submission about development on Tamborine Mountain.</p> <ol style="list-style-type: none"> 1. Disappointed with the detox and drug centre on Macdonnell Road that was facilitated by the State government; 2. Disappointed with development that involves the extraction of the underground water for export and for sale to numerous companies off the mountain; 3. Whilst Tamborine Mountain residents pay high rates, there is no access to a town water or sewerage facility; 4. The submission questions why the draft Planning Scheme facilitates subdivision on Tamborine Mountain to develop small housing blocks similar to the Gold Coast; 5. The submission supports all points raised in the PLSS18/000408; 6. Mount Tamborine and the areas around it are not looking for the Beaudesert Shire look for development (smaller lot development). This is a rural area, where many people come to visit and holiday. We don't need the small blocks of land packed together which end up in small towns or cities; 7. The submitters are in favour of the current 2007 plan which specified no further subdivision. 	<ol style="list-style-type: none"> 1. The development identified in Submission Item 1 is out of scope of the of the preparation of draft Planning Scheme. It should be noted that development was the subject of a Community Infrastructure Designation undertaken by the State government. 2. Any concerns raised regarding the operation of existing lawful development is outside the scope of the draft Planning Scheme. However, under the <i>Strategic Framework</i> (Section 3.4.1) any new development involving groundwater extraction for commercial purposes is not supported on Tamborine Mountain, with the use not recognised as being consistent with the intent of all zones and precincts that apply to Tamborine Mountain. 3. The concerns raised in the submission item are noted. The provision of reticulated water and sewerage infrastructure services is outside of the scope of the draft Planning Scheme. 4. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> of this Submissions Analysis Report for the changes proposed to the subdivision policy applying to Tamborine Mountain in response to the concerns raised in submissions received. 5. Please refer to the Analysis and Recommendations provided to PLSS18/000408; 6. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> of this Submissions Analysis Report for the changes proposed to the subdivision policy applying to Tamborine Mountain in response to the concerns raised in submissions received. 7. Please refer to the above. 	No	Refer to Analysis and Recommendation for PLSS18/000408.	Yes
PLSS18/000535	<p>The following points are raised in the submission:</p> <ol style="list-style-type: none"> 1. The submission generally would like to see more innovation and imaginative ideas in the planning scheme. It is submitted that the current voting system within Council should change so that more power is given to local Councillors representing a particular division. 	<p>The following responses are provided for the matters raised in the submission:</p> <ol style="list-style-type: none"> 1. The submission's suggestions about the Councillor voting system are noted, however they are out of scope of the draft Planning Scheme. 	No	<ol style="list-style-type: none"> 1. No change. 2. Refer to <i>Chapter 9 Tamborine Mountain - Residential</i> 	Yes

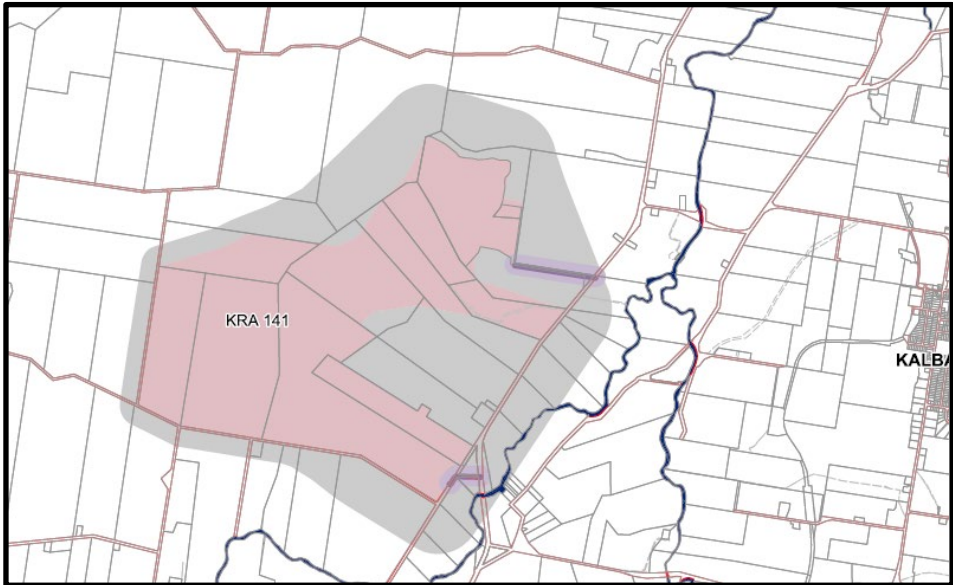
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	<ol style="list-style-type: none"> 2. The submission supports the retention of those policies in the current <i>Beaudesert Planning Scheme 2007</i>, which specify no further subdivision of land in the Residential, Cottage Tourist and Village Residential Zones and retention of minimum lot sizes of 2 ha in Park Living and 4 ha in Rural Character Precincts. 3. The concept of a population cap or limit for Tamborine Mountain is suggested in the submission and it is considered that purchasers of property on Tamborine Mountain should make a formal commitment through regulation to live there. 4. Community titled subdivision should be encouraged to assist in providing affordable housing options. 5. Eco-tourism activities should be encouraged. 6. Any development which greatly increases the traffic up and down the mountain should be eliminated as it endangers the safety of mountain residents and others. 7. Commercial groundwater extraction is not supported. 	<ol style="list-style-type: none"> 2. Please refer to <i>Chapter 9 Tamborine Mountain - Residential Development Matters</i> of this Submissions Analysis Report for the changes proposed to the subdivision policy applying to Tamborine Mountain in response to the concerns raised in submissions received. 3. It is considered that the policy of the draft Planning Scheme facilitates limited growth. The planning scheme cannot regulate any contractual arrangements in purchasing property such as whether or not dwellings are owner-occupied. 4. The planning scheme can encourage the provision of affordable housing options through providing for a density, minimum lot size and range of residential uses that can cater for different needs, however, specific facilitation of community titled subdivision is out of scope of the draft Planning Scheme as it is regulated by the <i>Body Corporate and Community Management Act 1997</i>. 5. Under the draft Planning Scheme, tourism is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing. The zones in the draft Planning Scheme where tourism (including ecotourism) is particularly facilitated include the Rural Zone, the Major Tourism Zone and the Minor Tourism Zone. 6. A number of changes are proposed to the land use planning policy applying to Tamborine Mountain, which will limit residential growth. Any development that triggers an application to Council for assessment will be assessed for any potential impacts on surrounding infrastructure networks such as the capacity of roads. 7. Under the Strategic Framework (Section 3.4.1), new development for groundwater extraction for commercial purposes is not supported on Tamborine Mountain and the use is inconsistent in all zones and precincts that apply to Tamborine Mountain. 		<p><i>Development Matters.</i></p> <ol style="list-style-type: none"> 3. No change. 4. No change. 5. No change. 6. No change. 7. No change. 	

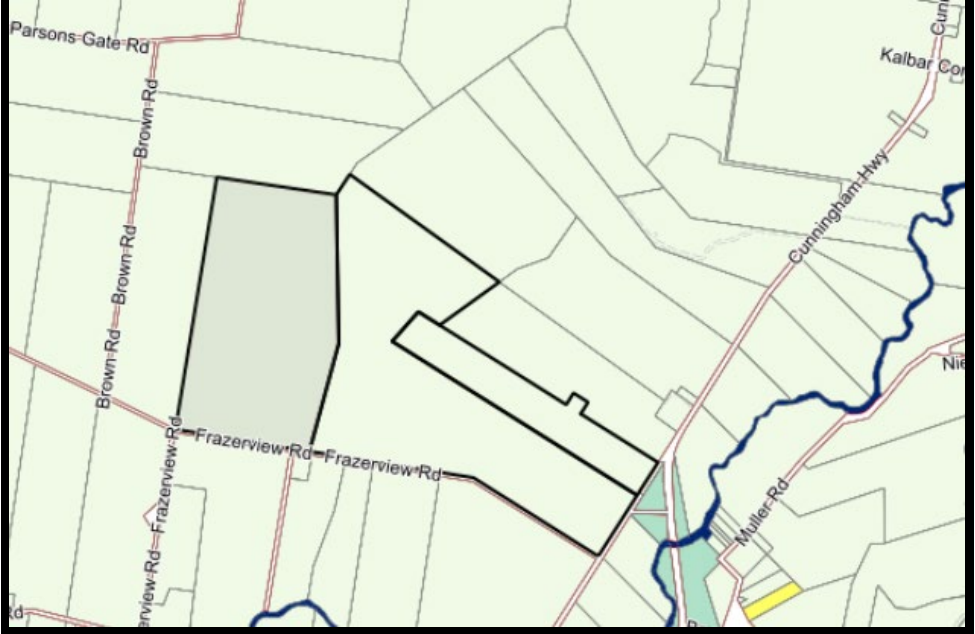
11. Tamborine Mountain - View Protection

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000057	<p>The submitter objects to the removal of the View Protection Area Overlay that currently applies in the <i>Beaudesert Shire Planning Scheme 2007</i> as it will have serious impacts on the qualities of Tamborine Mountain that attract visitors and tourists. It is considered that:</p> <ul style="list-style-type: none"> No two views are the same but rather they are each unique, subjective and very sensitive to change; Any development proposal that has the propensity to change 'a view', needs to take cognisance of that 'view' and needs to consider all stakeholders in that 'view' in an attempt to reach a successful outcome for all; The proposed broad strokes approach by Council, to abolish the View Protection Area overlay, shows a lack of sensitivity to the problem and to individual stakeholders involved. It is imperative that any change to any 'view' is only considered collaboratively and to do that we need a View Protection Area overlay; Views are a valuable resource - a view can have a value of approximately \$50,000 on Tamborine Mountain; Council is urged to not only re-instate the View Protection Area overlay in the Draft Scenic Rim Planning Scheme, but to actively engage in increasing the number of and size of View Protection Areas across the Scenic Rim. 	<p>View Protection Areas currently apply to several properties on the eastern side of Tamborine Mountain in the <i>Beaudesert Planning Scheme 2007</i> in the vicinity of:</p> <ul style="list-style-type: none"> Henri Roberts Drive; Coomera Gorge Drive; Carey Parade/Justine Avenue; Moreton Bay Avenue/Cliff Way; Shasta Drive; Magnetic Drive; and Orchis Drive. <p>The overlay currently also applies to land in Beaudesert to the west of the Mount Lindesay Highway at Helen Street, seeking to maintain current views of Mt Barney and Mt Maroon.</p> <p>View Protection Areas currently trigger Material Change of Use (including dwellings and dual occupancy) for code assessment against the Development Constraints Overlay. Its purpose in the <i>Beaudesert Shire Planning Scheme 2007</i> is to:</p> <ul style="list-style-type: none"> ensure that the views enjoyed by existing residents outward from Tamborine Mountain are not unduly affected by the height and bulk of new development; and ensure the siting and appearance of new development in a view protection area does not detract from the natural landscape and visual significance of the locality. <p>The Acceptable Outcome in the current Development Constraints Overlay Code requires that buildings do not exceed a height of 5 metres above natural ground level.</p> <p>A site analysis of all properties that are currently subject to the View Protection Area of the Beaudesert Shire Planning Scheme was carried out in January 2019.</p> <p>The site analysis was undertaken in order to determine what the impacts would be if a two storey (max 8.5m) dwelling were to be constructed as accepted development under the draft Planning Scheme and whether this would significantly affect views from existing dwellings. Furthermore, the slope of the land currently effected by the Overlay restricts the ability for a 5 metre high dwelling to occur, or alternatively would result in development that necessitates significant earthworks, potentially resulting in a more visually dominant built form outcome than a slope-sensitive building design that typically has a greater building height (i.e. pole construction).</p> <p>The building height provision in the Low Density Residential Zone - Mountain Residential Precinct is expressed in the Performance Outcome and Acceptable Outcome for Height as follows:</p> <p><i>PO2</i> <i>Development is of a height that:</i> <i>a) is low rise;</i> <i>b) does not detract from the amenity of adjoining premises; and</i> <i>c) is compatible with the height of nearby residential activities</i></p> <p><i>AO2</i> <i>Development does not exceed 2 storeys and a maximum height of 8.5m.</i></p>	No	No change.	N/A
PLSS18/000098	<p>The submission objects to the removal of the View Protections Areas that currently apply under the <i>Beaudesert Shire Planning Scheme 2007</i> which seeks to ensure that the views enjoyed by existing residents outward from Tamborine Mountain are not unduly affected by the height and bulk of new development; and the siting and appearance of new development in a view protection area does not detract from the natural landscape and visual significance of the locality.</p> <p>The submitter contends that the view protection had a significant impact on the decision to purchase the property and that the loss of a view can have a significant financial impact on the value of a property (estimated at \$50,000). It is considered that the removal of the overlay leads to lack of certainty and the potential to lose a view from surrounding development.</p>				
PLSS18/000136	<p>The submission is in support of the removal of the View Protection Areas that currently apply in the <i>Beaudesert Shire Planning Scheme 2007</i>. The current policy limits any proposed dwelling to a single storey without cutting into the natural slope of the land and if the policy is to be retained in the draft Planning Scheme, it should aim to nominate a view protection outcome rather than prescribing a specific solution.</p>				
PLSS18/000033	<p>The submitter does not support the removal of the view protection policy that exists under the current <i>Beaudesert Shire Planning Scheme 2007</i>. It is asserted that a premium was paid to purchase a property with a view and aside from the personal loss, the lack of protection will also negatively affect scenic amenity and character of Tamborine Mountain and other areas of the Scenic Rim.</p>				
PLSS18/000148	<p>The submission supports the removal of View Protection Overlay.</p> <p>The reasoning behind the support to remove the View Protection Overlay included in the submission is summarised below.</p> <ul style="list-style-type: none"> Significant trees are obstructing some mapped views; Many properties are characterised by steep slopes, with higher buildings not interfering with views and will still be overlooked; Most properties have built structures; 				

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	<ul style="list-style-type: none"> Only applies to properties on the eastern side of Tamborine Mountain, properties on the western side have not been mapped; Concerns were raised regarding the inconsistency of how the overlay appears to have been applied both in a plan-making sense (i.e. why it maps certain areas) and in terms of development assessment. 	<p>The definition for Building Height is as follows:</p> <p><i>Building height, of a building, means -</i> <i>(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or</i> <i>(b) the number of storeys in the building above ground level.</i></p>			
PLSS18/000161	<p>The submission objects to the proposed removal of the View Protection Areas under the proposed draft Planning Scheme. The draft Planning Scheme will not guarantee residents with rights to continue their guarantee of current views, which was a major reason for moving to Tamborine Mountain. Resident's views will be put at risk and if anything, the current view protection policy should be expanded with tighter controls on development that could impact on existing views.</p>	<p>Overall, it was found that the natural slope of the land enabled the construction of a new two storey dwelling whilst not affecting views from dwellings on the high side of the street.</p>			
PLSS18/000397	<p>The submission objects to removal of View Protection Areas on Tamborine Mountain that currently apply under the Beaudesert Shire Planning Scheme 2007. The submitters purchased the property and constructed a dwelling that maximised the vista but did not affect the view of existing homes. The view protection area provided confidence that the views would also be protected from those intending to construct or renovate in the future.</p> <p>It is contended that any construction that blocks the existing vista would seriously devalue the property and Council would be considered directly responsible for this loss. The submitters are concerned that Council has proposed to remove the overlay without any advice, notice or due process to the residents affected and this is considered a serious breach of Council obligations, transparency and duty of care. Scenic areas on Tamborine Mountain endow the community with substantial benefits, such as higher property values and increased tourism revenue. Protecting scenic views from the effects of haphazard development allows the community to preserve its unique charm, build civic pride, and attract positive growth to the area. Identification and protection of these assets should be an important component of Scenic Rim Council's smart growth and scenic stewardship.</p>	<p>It was established also established that many buildings clearly exceeded a height of 5 metres that was introduced in 2007. It was observed that some properties appeared to be incorrectly identified on the overlay map in that they appeared to be the properties on the upward slope (i.e. highest point and not downward slope properties that have the potential to impact the impact of properties on the upper slope).</p> <p>Whilst it is acknowledged that in some cases, the potential addition of a second storey on existing dwellings may have an impact on a handful of properties that currently have views towards the Gold Coast protected under the overlay, on balance it is considered that the impact of a two storey dwelling would not disadvantage existing residents, It is recommended that the draft Planning Scheme maintain the current position of not including the View Protection Areas of the <i>Beaudesert Shire Planning Scheme 2007</i>.</p>			

12. Extractive Resources Overlay Code and Extractive Industry Code

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
<p>PLSS18/000102 PLSS18/000149</p>	<p>The submission is in support of the inclusion of the quarry site on Lot 2 on SP121240, Cunningham Highway, Kalbar within the Resource/Processing Area on the Extractive Resources Overlay Map (Kangaroo Mountain KRA No. 141) and supports the intent of the Extractive Industry Code to protect extractive resources from urban encroachment.</p> <p>However, the submission requests that all known extractive industry sites, including 'greenfield' extractive industry sites be included in the Extractive Industry Zone to assist in greater transparency for the general community and avoid community complaints, objections and costly appeals in the Planning and Environment Court.</p> <p>It is further requested that the Tables of Assessment for an Extractive Industry Zone identify Extractive Industry as Code Assessable to facilitate orderly development of extractive industry in the region.</p> <p>Additionally, it is submitted that the draft Extractive Resources Overlay Code does not accurately replicate the State Planning Policy (SPP) - State Interest Guideline for Mining and Extractive Industry example model code (page 11 and 12 from the guideline). The particular concern is that the draft PO3 of this code facilitates incompatible development in separation areas. The SPP Guideline specifically excludes incompatible development. The submission recommends the Code be amended to accurately reflect the SPP guideline example model code.</p> 	<p><i>Proposed Use of the Extractive Industry Zone</i></p> <p>The use of the Extractive Industry Zone to reflect extractive industry sites as requested in the submission is not supported. Retention of these sites in the Rural Zone is instead sought. As opposed to including entire lots in an Extractive Industry Zone, which may not accurately reflect the extent of the resource, determination of the resource area through the development application process is Council's preferred approach.</p> <p>The Overall Outcomes of the Rural Zone supports a mix of <i>rural activities</i>, which includes an <i>Extractive industry</i> and recognises small and large-scale extractive industries as a consistent and potentially consistent use in the Rural Zone respectively. Whilst the draft Planning Scheme seeks to protect Key Resources Area under both the Extractive Resources Overlay and the Strategic Framework, recognition of large-scale extractive resources as impact assessable development is nonetheless sought to ensure community feedback is considered as part of the assessment process, in particular from adjoining rural land owners.</p> <p>The draft Strategic Framework supports <i>Extractive industries</i> in Rural Areas where it can be demonstrated through the application process that <i>'impacts on environmental, landscape and scenic amenity values are minimised and the area under disturbance is limited through progressive rehabilitation'</i>.</p> <p><i>Alignment of Draft Extractive Resources Overlay Code with the Model Code of State Planning Policy - State Interest Guideline for Minimum and Extractive Industry</i></p> <p>In regard to PO3 of the Extractive Resources Overlay Code, the model code in the current SPP guideline has been reviewed against the code in the draft Planning Scheme and it is considered that the outcomes align. The code recognises that it is the responsibility of the owners of new sensitive uses in a separation area to mitigate the impacts of the Extractive industry on the sensitive use. It is also noted that any sensitive land uses proposed in a mapped area under the Overlay triggers a code assessable application process.</p> <p>Further, it should be noted that the draft Planning Scheme has been reviewed by the State government in terms of consistency with the SPP and at the time of public consultation, the policy was considered to be consistent.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>
<p>PLSS18/000220</p>	<p>A submission was received in relation to 551 and 637 Frazerview Road, Frazerview Lots 14 & 15 on SP229448 and Lot 16 on RP20973).</p>	<p>The draft Planning Scheme reflects the <i>State Planning Policy</i> in relation to the Key Resource Area State interest through its Extractive Industry Overlay Code. The draft Planning Scheme also supports extractive industry operations in its Extractive Industry Code, where a proposal does not adversely impact sensitive uses and minimises land use conflict; and within the draft Rural Zone, Extractive Industry is recognised as a 'consistent use' (If extracting less than 5,000 tonnes of quarry material per annum or involving groundwater extraction) and is otherwise a 'potentially consistent' use.</p> <p>Whilst the submission contends new Extractive Industry development will be unable to justify compliance with the whole Planning Scheme, the Strategic</p>	<p>No</p>	<p>Changes to the Extractive Industry Code:</p> <ol style="list-style-type: none"> Correct the references from AO3 and AO4 to PO3 and PO4 in the Performance Outcomes column of Table 9.3.6.3.1 - Criteria for 	<p>No</p>

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p>The submission considers that the protection of Key Resource Areas (KRAs) in accordance with the <i>State Planning Policy 2017</i> has not been appropriately reflected in the other key codes that apply to the development of Extractive Industries, including the Rural Zone Code and the Extractive Industry Code.</p> <p>The concern is that a development application for an extractive industry in the Rural zone is subject to impact assessment and the assessment benchmarks are the whole of the planning scheme. As such, it is considered that if there is no supporting criteria in the other Codes (and associated assessment benchmarks) then the proposed development cannot justify compliance with the whole of the planning scheme. As there is no clear directive that one Code takes precedence over another Code, each code should provide clarity regarding extractive industries and KRAs. This is particularly relevant with respect to the Rural Zone Code and the Extractive Industry Code.</p> <p><i>Rural Zone Code Comments</i></p> <ol style="list-style-type: none"> Section 6.2.16.2 (Purpose) does acknowledge the protection of significant natural resources. However the current 'purpose' and 'overall outcomes' of the Rural Zone makes no reference to extractive industries, and in particular KRAs (refer to point 1 above). It is requested that: <ol style="list-style-type: none"> a reference to extractive industries be included under section 6.2.16.2 (2)(b) Land uses, and the purpose of the State Planning Policy criteria for key resource areas be included in the Rural Zone Code. <p>The current overall outcomes will make it difficult for an extractive industry development to comply with the purpose of the Rural Zone and considers that the outcomes are contrary to the State interests for KRAs under the State Planning Policy. The draft Planning Scheme needs to make adequate provision for 'difficult to locate' development such as Extractive industries. The submission states that it is ineffective if a proposed Extractive industry can comply with one Code but be contradictory or non-compliant with the assessment benchmarks of other codes, especially the purpose and overall</p>	<p>Framework identifies <i>rural activities</i> (one of which is extractive industries) are supported in the Strategic Intent for development in Rural Areas in Section 3.4.1. Furthermore, the <i>Growing Economy</i> Section 3.5 states <i>Key Resource Areas are protected and managed to provide economic, social and environmental benefit, supporting a diverse range of industries.</i></p> <p><i>Response to Rural Zone Code Comments</i></p> <ol style="list-style-type: none"> (a). The 'Purpose' of a Zone to be included in a Planning Scheme is prescribed in Planning Regulation. Council has not sought Ministerial approval to amend the purpose statement of any zone used in the Planning Scheme; (b). It is not proposed to amend Section 6.2.16.2(2)(b) 'Land Uses' to specifically reference Extractive industry as a use expected in the Zone. However, it should be noted that reference to 'rural activities' (which is defined in the planning scheme) includes extractive industries. It should also be noted that Extractive industry is listed in Table 6.2.16.2.1 - 'Consistent Uses and Potentially Consistent Uses' in the Rural Zone (Where No Precinct Applies). <p>The Extractive Resources Overlay Code provides purpose and overall outcome statements specific to land that has been identified as a Key Resource Area (KRA). It is considered that the Overlay Code provides sufficient protection of the resources it is intended to protect from non-compatible development.</p> <p>Concerns have not been raised by the community regarding the Extractive Resources Overlay, which identifies the eight Key Resource Areas proposed within the Scenic Rim region. Future extractive industry proposals not recognised as KRAs will be required to demonstrate compatibility with other rural uses and activities; and protect and manage any significant natural resources and processes. It is not considered that the Purpose and Overall Outcomes of the Rural Zone preclude new extractive industry proposals from being assessed and located in parts of the Zone that are outside of the mapped Extractive Resource Overlay areas.</p> <p><i>Response to Extractive Industry Code Comments</i></p> <ol style="list-style-type: none"> <i>State Planning Policy</i> - The Extractive Resources Overlay Code is the mechanism of the Planning Scheme that aims to protect extractive resources within Key Resource Areas and identifies and protects the associated separation areas and the transport routes. These are also shown on the Extractive Resources Overlay Map OM-05. The provisions in the Overlay Code do not duplicate the provisions included in the Extractive Industry Code. <i>Purpose</i> - The Code for development applications for extractive resources is found in the Extractive Industry Code. Overlay mapping, where it is triggered, prevails over zone codes and development codes. Reference to KRAs and protection of the resource is provided in the Extractive Resource Overlay Code which reflects the State Planning Policy. <i>PO2 / AO3</i> - This Performance Outcome applies to the extraction of groundwater only. This Outcome is proposed to apply to groundwater extraction as the activity can occur in areas different to that of traditional quarrying activities (i.e. rural areas) and subsequently, potentially generates different traffic impacts 		<p>Assessable Development - Groundwater Extraction Only of Section 9.3.6 Extractive Industry Code;</p> <ol style="list-style-type: none"> Amendment of Acceptable Outcome 10(2)(c) of Section 9.3.6 Extractive Industry Code to read as follows: <p>"(c). 500m of any residential premises <u>not associated with the use</u>, land included within a <i>residential zone</i> or other <i>sensitive land use</i>";</p> Amendment of Performance Outcome 20 of Section 9.3.6 Extractive Industry Code to read as follows: <p>"PO20 Rehabilitation allows for:</p> <ol style="list-style-type: none"> the use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation; the safety of the public and native fauna; appropriate water depth and batter slopes, which can 	

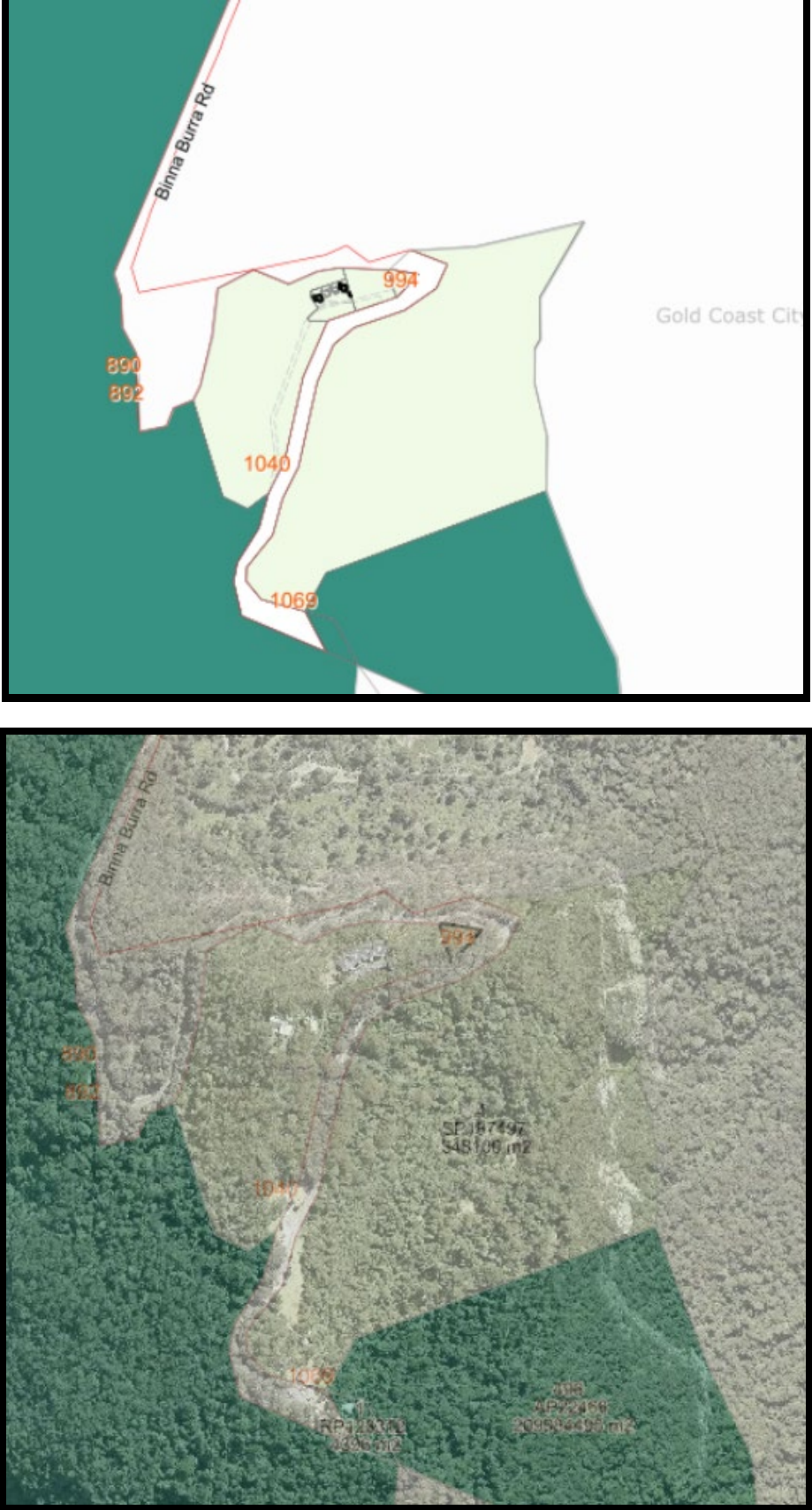
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>outcomes. The end result is that the proposed development will not be able to comply with the whole of the Planning Scheme.</p> <p><i>Extractive Industry Code Comments</i></p> <ol style="list-style-type: none"> <i>State Planning Policy – Extractive Resources:</i> The Extractive Industry Code has only one reference to Key Resource Areas (KRA). This is AO10 'Siting and Location'. It requires that extraction and/or processing activities are contained within the resource and processing areas of the KRA, as shown in the State Planning Policy guideline. There is no recognition of the State KRA mapped separation areas and transport routes or the emphasis placed on the assessment benchmarks to protect KRAs and their associated transport routes. These should be included to provide support to development applications for extractive industries, otherwise the intent of protecting important deposits for future extraction is negated. <i>Purpose –</i> The purpose applies to extractive industries in general, and does not reference identified KRAs. The overall outcomes therefore have a high regard for impacts from both the on-site activities as well as haulage routes on surrounding properties/locality, amenity, visual etc. This does not reflect the State Planning Policy intent to protect important deposits and resources for the future. It is recommended that reference be included in this Code to support identified KRAs. The purpose for these should align with the State Planning Policy (see point 1 above). <i>PO2 / AO3 (needs amended to PO3) –</i> The performance outcomes are very restrictive, in particular: <ul style="list-style-type: none"> Vehicle movements ... (3) must not have adverse effects on the amenity of the locality. NOTE: This criterion is also included in PO17. The proposed haulage route to and from the site does not involve roads which ... (1) are not suitable for a high volume of heavy vehicle movements. It is requested that the criteria be revised to allow for suitable performance outcomes. For example, a road that is currently not suitable for heavy vehicle movements can be upgraded. Amenity is a particularly broad and subjective term. In addition, many rural activities, even examples such as cropping, generate dust, noise from heavy rural machinery, and long working hours (often throughout the night during harvesting). These activities also create adverse amenity issues. The level of impact is however subjective and varies between different peoples perspective. A decisive statement that extractive industry and associated vehicles must not affect the amenity of the locality is very restrictive and difficult to justify. A more practical clause would be something similar to PO17 (4) ... "ensure disturbance to surrounding land uses is minor and that impacts are minimised". <i>AO5 –</i> 'All driveways, car parking and manoeuvring areas are sealed where located within 200m of an off-site sensitive land use'. This is not a standard requirement for extractive industry sites. Due to the generally large site areas and heavy vehicle usage, this is a costly requirement. A distance of 200m is also considered to be an arbitrary figure. There are a number of measures that can be implemented to suitably control dust associated with internal driveways, parking and manoeuvring, which is better addressed as part of a dust management strategy. Once a figure has been stated, the general community can use this as a benchmark or ground for objection and it also makes it difficult to demonstrate suitable alternative outcomes. 	<p>for consideration. The proposed PO17 applies to 'Extractive Industry other than groundwater extraction. Correction of the identified reference error of PO2 has been made.</p> <ol style="list-style-type: none"> <i>AO5 -</i> This Acceptable Outcome applies to the extraction of groundwater only and has in the past occurred on smaller lots and in more built areas characterised by a greater concentration of sensitive land uses. Accordingly, the requirements of AO5 is considered reasonable in this instance. Notwithstanding, an Acceptable Outcome represents how the corresponding Performance Outcome could be achieved. An Applicant may seek to present an alternative outcome for Council's consideration that demonstrates consistency with the policy intent. <i>PO7 –</i> As discussed above, this Performance Outcome applies to the extraction of groundwater only and has in the past occurred in more built areas characterised by a greater concentration of sensitive land uses. Accordingly, the requirements of PO7 is considered reasonable in this instance. <i>AO10 (1) -</i> The inclusion of a 1,000 metre separation distance to a residential zone or other sensitive land use is proposed to remain unchanged in the draft Planning Scheme. The <i>State interest guideline – Mining and extractive resources (April 2016)</i> (Guideline) identifies 1,000 metres as the minimum dimension of the separation area for an extractive resource involving blasting or crushing of rocks. Whilst the Guideline indicates that these distances are indicative, the <i>Note</i> included in AO10 indicates that a lesser distance may be justified having regard to the physical characteristics of the site. Notwithstanding, an Acceptable Outcome represents how the corresponding Performance Outcome could be achieved. An Applicant may seek to present an alternative outcome for Council's consideration that demonstrates consistency with the policy intent. <i>AO10(2)(c)</i> seeks that extractive and/or a processing activity not involving blasting is not carried out within 500 metres of any residential premises, land included within a <i>residential zone</i> or other <i>sensitive land uses</i>. Amendment to the provision that excludes the provision from applying to a residential use associated with the extractive industry occurring on the same premises is supported. However, amendment to the separation distance from 500 to 200 metres (being the recommended dimensions of the separation area for any other extractive resource not involving blasting or crushing identified in the Guideline) or its complete removal is not supported having regard to the potential amenity impacts of the activity. However, as mentioned above, an Applicant may seek to present a reduced setback as an alternative outcome for Council's consideration. It should be noted that these separation distances do not apply to a Key Resource Area. Separation distances do not apply to the undertaking of an extraction and/or processing activity within the Resource and Processing Area of the KRA. <i>PO11 and PO12 Amenity –</i> It is considered that these Performance Outcomes are not inconsistent with the State Planning Policy. Among other matters, the State interest – Mining and extractive resources, through the supporting Guideline, "... seeks to ensure planning schemes give due consideration to the presence and potential impacts of mining and resource development on their areas" and "the key resource area is not a development approval for extracting the resource." A considered assessment of scenic amenity and how it can be protected, or impacts mitigated is considered reasonable when proposing new extractive development in the Scenic Rim. It is considered that the scenic and visual amenity protection 		<p>support aquatic vegetation; and</p> <p>4) water quality of a standard which can support aquatic vertebrates and invertebrates.</p>	

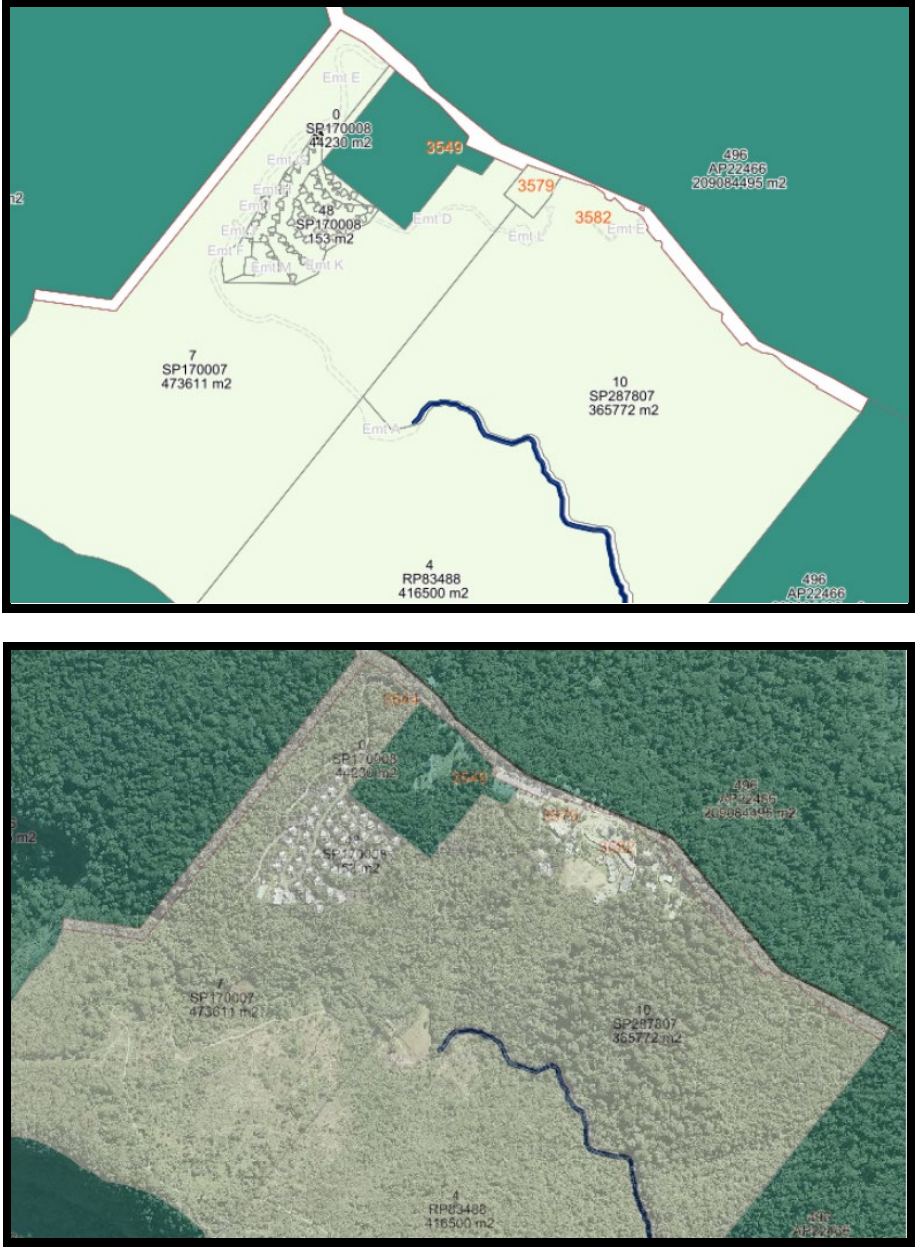
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	<p>5. PO7 – 'Development protects the amenity of residents in the surrounding area and on primary haulage routes'. This statement is more of an overall outcome than a performance outcome and is considered a broad statement. The performance outcomes should provide direction on how the overall outcomes can be met.</p> <p>6. AO10 (1) requires that "a hard rock extraction and processing activity involving blasting is not carried out within ... 1km of any residential premises not associated with the use ... or other sensitive land use". It will be difficult to find an extractive resource where there is a 1km separation distance to the nearest sensitive land use (e.g. dwelling house). It is acknowledged that the footnote states that "a topographic feature providing a natural buffer between extractive and processing activities and a sensitive use may justify provision of a lesser setback distance". There are however other factors that can mitigate noise such as earthen bunds and operation techniques (e.g. quarries often result in pits that can in themselves provide attenuation and screening). A more appropriate acceptable outcome would be the submission of a noise impact assessment, which is site specific. This would also avoid incorporating an arbitrary figure, which the general community can use as a benchmark or ground for objection.</p> <p>7. AO10(2)(c) requires that "an extractive industry and/or processing activity not involving blasting is not carried out within ... 500m of any residential premises ...". Consistent with AO10 (1) above, this clause should include the wording "not associated with the use". In relation to AO10 (1) and (2), it is noted that the former <i>State Planning Policy – State interest guideline 'Mining and Extractive Resources' (January 2015)</i> provided advice on separation distances: These references to arbitrary separation distances have been removed from the revised <i>July 2017 State Planning Policy</i>. The assessment benchmarks should instead have regard to the mapped separation areas.</p> <p>8. PO11 and PO12 Amenity – "The development protects existing visual amenity having regard to the characteristics of the site, the resource, the surrounding area and the character of the locality". "An Extractive industry does not impact on the scenic qualities of the area and maintains significant vistas". PO11 in particular is a very broad and potentially contradictory statement. Extractive industries by their very nature, are visually unattractive. It is not possible, based on their broad land mass clearing and topography (generally flood plains or hillsides), to effectively screen all extraction and processing areas or to ensure they are not visible from further afield. Demonstrating compliance with these performance outcomes will be difficult (if not impossible), as well as subjective. In addition, both statements do not reflect the intent of the assessment benchmarks of the <i>State Planning Policy</i> for KRAs (to protect significant deposits).</p> <p>9. AO18 - 'Fencing that is 1.8 metre in height is erected and maintained to prevent unauthorised access to active areas including: (1) roads; (2) excavation areas (excluding rehabilitated areas); (3) buildings and machinery; and (4) any areas which may pose a health or safety risk to persons'. This requirement will make on-site operations frustrating to manage and, as many extractive industries occur on farming properties, this level of fencing becomes impractical. To-date none of the Zanow quarries have been conditioned accordingly. Operators / land owners (mostly farmers) will ensure that appropriate fencing is provided to protect their own business / livestock and to ensure the safety of the public. AO9.1 could be amended to state "Appropriate fencing is provided and maintained".</p>	<p>Performance Outcomes do not conflict with the intent of the <i>State Planning Policy</i> (i.e. the protection of the resource) and must also be balanced with other state interest in the region. It should also be noted that the draft Planning Scheme has been reviewed by the State government in terms of consistency with the <i>State Planning Policy</i> prior to its release for community consultation.</p> <p>9. AO18 Fencing – No change is recommended to this Acceptable Outcome, which requires the provision of fencing to active areas of an extractive industry. It is considered a reasonable requirement for the management of extractive resource developments to ensure appropriate on-site safety management through the provision of fencing. However, an Applicant has the opportunity to recommend an alternative arrangement for Council's consideration to ensure the safety of persons unrelated to the activity.</p> <p>10. PO19 Rehabilitation – The Performance Outcome identifies the rehabilitation outcome sought for an extractive industry site, which is not considered an unreasonable outcome for an extractive industry use. The supporting Acceptable Outcomes seek a Master Rehabilitation Plan that identifies 'indicative staging of proposed operations over the entire area' and defines the criteria to be applied in the preparation of Detailed Rehabilitation Plans for each stage. It is considered that the Performance Outcome and associated Acceptable Outcomes offers a considered approach to the developer-led process, which is flexible to the site and economic unknowns and provides an opportunity for detailed planning to occur as the extractive industry progresses over the site.</p> <p>11. PO20 (5) - The removal of that part of the Performance Outcome has been considered and it is proposed to be removed. It is considered that PO20(1) to (4) adequately addresses the outcomes to be achieved in the rehabilitation of resulting water bodies. Furthermore, it is acknowledged that rehabilitation outcomes are also likely to vary depending on the intended purpose of a water body.</p> <p><i>Extractive Resources Overlay Code</i></p> <p>The concerns regarding the identification of only current Key Resource Areas in the Extractive Resources Overlay Code and not locally significant resources is noted. The identification of other extractive resources in the region is not in scope for the preparation of the initial version of the Scenic Rim Planning Scheme.</p>			

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	<p>10. <i>PO19 Rehabilitation</i> – Most quarry approvals have a long operational period (e.g. 30, 50 and sometimes longer depending upon the scale of the approval). The level of detail required under the performance outcomes and acceptable outcomes is not practical given these timeframes. Many extractive industry approvals have moved away from the prescriptive staging process. It is acknowledged that extractive industries need to be staged and that associated rehabilitation works are progressive. Staging does however change during the course of extraction operations for a number of reasons, and having approved (fixed) staging makes it difficult to change (e.g. time constraints and costly). It is more practical to require that a starting stage be provided with an indicative direction of extraction over the full extraction area. Conditions of approval can better address the level of detail outlined in the acceptable outcomes (e.g. bond amounts, annual reviews, plans etc). Similarly, an indicative post extraction Land Use Plan and conceptual Rehabilitation Plan is more practical and appropriate at the approval of a Material Change of Use application. Detailed plans should be conditioned and provided closer to the period of rehabilitation works (subject to Council and/or State governments requirements). It is unrealistic to provide this level of detail for an implementation outcome that may only occur in 30 to 50 years' time. It is unknown what technology, best management practices etc will be available in future years. Even Planning Schemes do not cover such lengthy timeframes. The majority of the details provided for in the acceptable outcomes would be better covered under conditions of approval. The performance outcome PO19 should also be flexible enough to acknowledge the above issues.</p> <p>11. <i>PO20 (5)</i> - 'The fringes of water bodies to be planted with wetland species such that a sustainable aquatic plant community is established'. Rehabilitation works that result in a waterbody are usually for a final farm dam (former extraction pit area). The post extraction dam is generally used for irrigation and / or water for cattle / livestock associated with the rural property. Creating a 'wetland fringe' in many instances will be impractical and restrictive, yet it is a required Performance Outcome. The performance outcomes (1) to (4) are sufficient to ensure a healthy water body. If necessary, this level of detail can be addressed as part of the rehabilitation plans that will be site specific.</p> <p><i>Extractive Resources Overlay Code</i></p> <p>As detailed under point 1, the <i>State Planning Policy</i> does not provide an exhaustive identification of key resources areas. The majority of identified KRAs are currently approved and operational, with the identification of new KRAs requiring expensive exploratory work and drill tests. It is therefore usually left to the commercial market to identify new resources. This Code only covers existing KRAs and does not address future resources. It is requested that the Code be amended to include resources that can suitably demonstrate they have a regional significance.</p>				

13. Promotion of Tourism in the Region

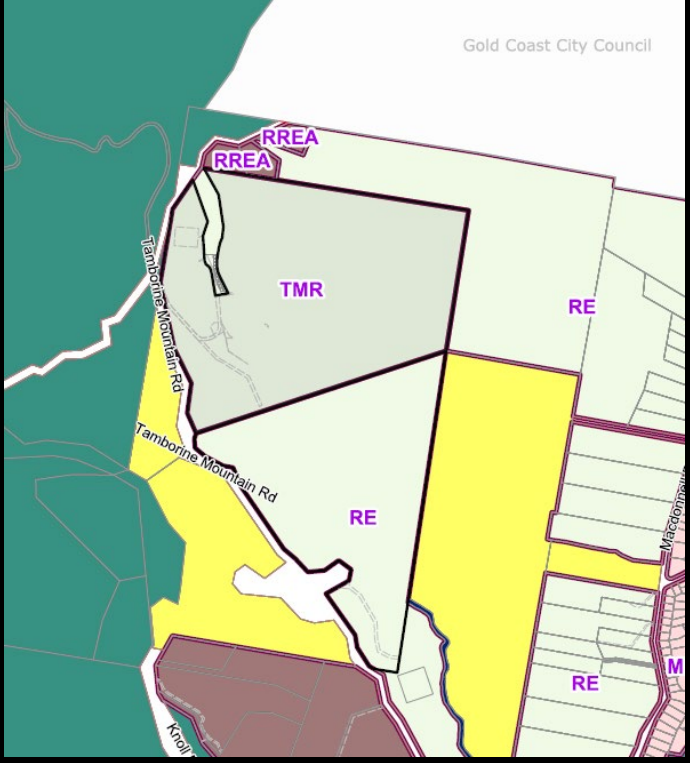
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?						
PLSS18/000061	<p>A submission was received in relation to the land recognised as the Binna Burra precinct. The submission raises matters relating to the Scenic Rim Tourism Strategy; the Planning Act and Regulations and the draft Planning Scheme and Planning Scheme Policies and suggests how outcomes may be improved.</p> <p>The submission describes Binna Burra's nature based tourism and highlights its regional and historic significance as well as the range of activities and accommodation types available for visitors. Furthermore, it highlights an achievement of 20 successive years of eco-tourism as certified through accreditation by the Global Sustainable Tourism Council.</p> <p>With regard to the Tourism Strategy, the submission states that Binna Burra has been left out of Council's Tourism Strategy 2017-2021 and the draft Planning Scheme has also not given Binna Burra Lodge particular acknowledgement. The submission asks how the Planning Scheme assists Council deliver / implement the strategic intention and action plan of its own Tourism Strategy and how can Binna Burra receive attention if no reference to the facility.</p> <p>Binna Burra, the submission notes, is a significant tourist place in Queensland and should be included in the Major Tourism Zone. Under the <i>Beaudesert Shire Planning Scheme 2007</i>, it currently sits within the Rural Zone and is proposed to be included in the Rural Zone in the draft Planning Scheme.</p> <p>The submission identifies various tourist Zones (<i>Tourism zone, Major tourism zone and Minor tourism zone</i>) and relevant definitions (<i>Tourist activity</i>) from the <i>Planning Regulation 2017</i> and notes that the draft Planning Scheme identifies only identifies one <i>Major tourism location</i> at Kooralbyn. The submission requests Council how it reflects and delivers the vision of the Scenic Rim Tourism Strategy (2017-2021); and with only one <i>Major tourism zone</i>, how will the draft Planning Scheme plan to 'grow' the value of tourism to the extent proposed in the Strategy.</p> <p>The submission also seeks clarification on how the draft Planning Scheme can contribute to the competitive market positioning of the Scenic Rim as a nature based and adventure tourism oriented destination as well as the implications for enterprises such as Binna Burra Lodge, which were not considered to be a <i>Major tourism location</i>.</p> <p>In relation to development that is consistent with nature based tourism, the submission is concerned that Binna Burra Lodge will be subject to complex and expensive Material Change of Use applications rather than be included in the <i>Major tourism zone</i>, the purpose of which is consistent with Binna Burra Lodge's future wishes as well as meeting Council's tourism strategy.</p>	<p><i>Key Tourism Destinations of Binna Burra, O'Reillys and Thunderbird Park</i></p> <p>Binna Burra, O'Reillys and Thunderbird Park are recognised as important tourist assets in the region and currently incorporated in a rural zoning under the current planning schemes.</p> <p>Under the draft Planning Scheme, tourism is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing. The zones in the draft Planning Scheme where tourism is particularly facilitated include the Rural Zone, Major Tourism Zone and Minor Tourism Zone.</p> <p>It should be noted that the Major Tourism Zone is applied to land encompassing the Kooralbyn Resort, with the zone incorporating parameters that are focussed on the development of this place as a major tourism destination with a particular built form and range of uses. Other zones in the planning scheme, including the Minor Tourism Zone (applying to such places as Gallery Walk) and Rural Zone, also facilitate the growth of tourism in the region in the context of the surrounding land uses and built environment.</p> <p>The following examples of <i>tourist</i> and <i>recreational activities</i> are recognised as 'consistent' and 'potentially consistent' in the Rural Zone under the draft Planning Scheme:</p> <table border="1" data-bbox="1344 976 2228 1480"> <thead> <tr> <th data-bbox="1344 976 1783 1008">Consistent</th> <th data-bbox="1783 976 2228 1008">Potentially Consistent</th> </tr> </thead> <tbody> <tr> <td data-bbox="1344 1008 1783 1449"> <p>Tourist Activities</p> <ul style="list-style-type: none"> • <i>Environment facility</i>; • <i>Nature-based tourism</i> (not exceeding 6 <i>tourist accommodation sites</i> or a tourist activity not exceeding 200m² GFA); • <i>Short-term accommodation</i> (where involving a <i>holiday home</i> or not exceeding 6 cabins) • <i>Tourist attraction</i> (not exceeding 200m² GFA); • <i>Tourist park</i> (not exceeding 25 <i>tourist accommodation sites</i>). </td> <td data-bbox="1783 1008 2228 1449"> <ul style="list-style-type: none"> • <i>Nature-based tourism*</i>; • <i>Short term accommodation*</i> (excluding a Motel, Backpackers, Serviced apartments and Accommodation hotel) • <i>Tourist attraction*</i> • <i>Tourist park*</i> </td> </tr> <tr> <td colspan="2" data-bbox="1344 1449 2228 1480"> <p>Recreational Activities</p> </td> </tr> </tbody> </table>	Consistent	Potentially Consistent	<p>Tourist Activities</p> <ul style="list-style-type: none"> • <i>Environment facility</i>; • <i>Nature-based tourism</i> (not exceeding 6 <i>tourist accommodation sites</i> or a tourist activity not exceeding 200m² GFA); • <i>Short-term accommodation</i> (where involving a <i>holiday home</i> or not exceeding 6 cabins) • <i>Tourist attraction</i> (not exceeding 200m² GFA); • <i>Tourist park</i> (not exceeding 25 <i>tourist accommodation sites</i>). 	<ul style="list-style-type: none"> • <i>Nature-based tourism*</i>; • <i>Short term accommodation*</i> (excluding a Motel, Backpackers, Serviced apartments and Accommodation hotel) • <i>Tourist attraction*</i> • <i>Tourist park*</i> 	<p>Recreational Activities</p>		No	1. Amend Strategic Framework - Growing Economy Map and Strategic Intent to iterate the importance of Binna Burra as one of the region's tourism assets and that development in response to changing trends in the tourism market is encouraged where it is demonstrated that impacts on the regionally significant natural, landscape amenity and cultural values of the locality are avoided, and the scale and intensity of any tourist activity complements the natural landscape setting.	Yes
Consistent	Potentially Consistent										
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		<ul style="list-style-type: none"> • Outdoor sport and recreation (not exceeding 1000m² GFA and not involving a rifle or shooting range); • Park. <p><i>* other than as specified in column 1</i></p> <p>Land uses recognised as 'potentially consistent' may represent an appropriate use of a site where further assessment has determined the suitability of the use having regard to such matters as its location, nature, scale and intensity. These uses are subject to the impact assessment process and subsequently, assessed against the policy of the Strategic Framework.</p> <p>Whilst the inclusion of these tourist sites in a tourism zone is not supported having regard to the significant natural, landscape amenity and cultural values of these localities and subsequently, potential sensitivity to development, it is recommended that additional policy be included in the Strategic Framework (and Growing Economy Map) to specifically recognise the importance of Binna Burra, O'Reilly's and Thunderbird as key tourism assets in the region and that its development in response to changing trends in the tourism market is encouraged. Any further development will be required to demonstrate that impacts on the regionally significant natural, landscape amenity and cultural values of the localities is avoided, and that the scale and intensity of any tourist activity complements the natural landscape setting.</p> <p>Please note that the regulatory provisions implementing the policy of the SEQ Regional Plan may override the assessment levels of the Planning Scheme and trigger referral assessment for tourist or sport and recreational activities of certain thresholds.</p> <p><i>Green Mountain Campground</i></p> <p>A submission also raised concerns regarding the assessment levels applied to tourist activities in the Conservation Zone and the inclusion of the existing Green Mountain Campground in this zoning.</p> <p>The Green Mountain Campgrounds was included in the Conservation Zone as it forms part of the nearby conservation estate. Notwithstanding, Nature-based tourism is proposed to be code assessable development in the Conservation Zone where involving an extension to an existing lawful use such as the existing Green Mountain Campground.</p>			

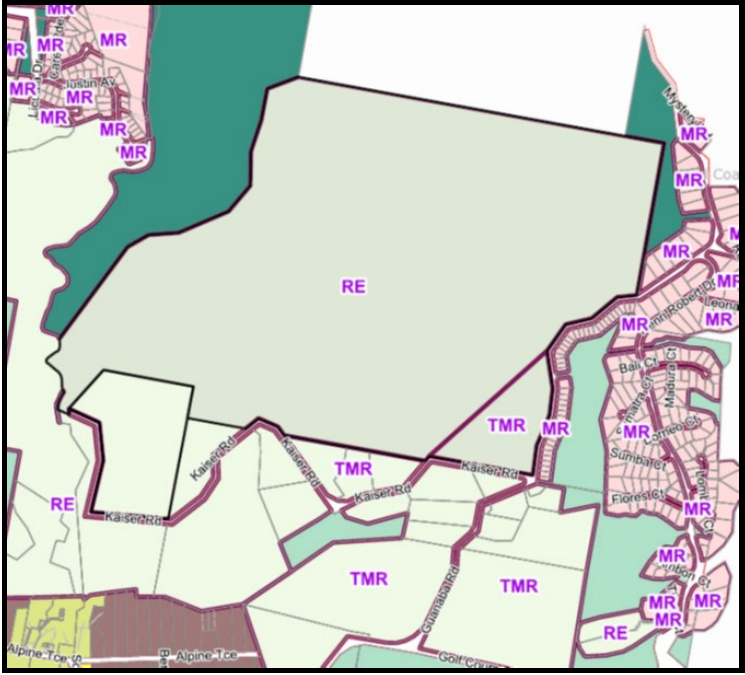
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PLSS18/000195	<p>The submission provides background information about the site which includes the O'Reilly's Guesthouse tourist facility and the Green Mountain Campground. Also described are the various activities and facilities on offer including accommodation, treetop walk and zip line, giant swing, glow worm grotto, Segway and walking tracks, café and gift shop catering for up to 1,000 visitors per day, conference and day spa facilities, three swimming pools and the camping ground which is to be upgraded this year and which will include a new dining facility, semi-permanent and hanging tents.</p>  <p>The submission states that the Strategic Framework does not recognise key tourist destinations, suggesting strategic direction and incentives for tourism related development is lacking and that the rural zoning under which O'Reilly's sits, does not reflect the uses on the land.</p>				

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	<p>The submission therefore suggests that the land should be zoned <i>Major tourism</i>. The land is under the Rural Zone and the Conservation Zone within the draft Planning Scheme and the submission contends that within these zones, there is no scope for improvements and expansion of the current facilities without having to go through an impact assessment process.</p> <p>The <i>Major Tourism Zone</i>, the submission suggests, will provide both certainty and flexibility and is a better reflection of the planning intent, existing development approvals and potential uses/s of the land. Discussion with Council regarding the appropriate boundary of a Major Tourism Zone on the site is sought.</p> <p>The submission raises concerns regarding the assessment levels associated with the proposed Rural and Conservation Zones, with an impact assessment process required. The assessment table (Table 5.5.10.1) for the <i>Major Tourism Zone</i> meanwhile "promotes and encourages tourism related uses by designating them as code assessable development". For example, Nature based tourism, Tourist attraction, Tourist park, Food and drink outlet and Short-term accommodation are all supported subject to code assessment in the Major Tourism Zone.</p> <p>The submission also refers to an existing and 'in principle support' for the redevelopment of the camping grounds in accordance with a masterplan. It proposes that this site be included in the <i>Major Tourism Zone</i> and modification is made to the Table of Assessment to allow Tourist parks as code assessable development in accordance with the masterplan.</p> <p>In summary, the submission proposes the site is best suited for inclusion within the <i>Major Tourism Zone</i> and the Strategic Framework Map, Strategic Outcomes and the Table of Assessment be amended to reflect these changes.</p>				
PLSS18/000198	<p>The submission objects to the inclusion of Thunderbird Park on Tamborine Mountain Road in the Rural Zone in the draft Planning Scheme. It is requested that the Strategic Framework Map SFM-02 (Growing Economy) be amended to identify Thunderbird Park as a Major Tourist destination and that the Strategic Outcomes be amended to recognise Thunderbird Park tourist facility as a Major Tourist destination. It is further requested that the subject land containing the existing facilities and infrastructure be included in the Major Tourism Zone.</p> <p>The submission provides background information about the site which is described as a tourist facility situated at 639 Tamborine Mountain Road. It also describes various activities and facilities that are on offer including weddings, conferences, motel style, 2,3 and 4 bedroom and caravan and camping accommodation as well as school camps, a café, restaurant, ropes course, mini golf, zip line, rock fossicking, horse trail riding and laser skirmish.</p> <p>The submitter advises that future expansion will include additional accommodation of various styles, additional food and beverage facilities, additional meeting function spaces, additional activities, upgrading the tennis courts, a new swimming pool for guests and additional camp ground facilities. With a staff of over 110 people and a turnover of \$7.6 million in the 2018 financial year, the submitter proposes that with the correct infrastructure, the facility will more than double its turnover in the next 10 years.</p> <p>Thunderbird Park tourist facility has been included in the Rural Zone of the draft Planning Scheme, with the northern part of the site located in the Tamborine Mountain Rural Precinct and the southern part in the Rural Escarpment Precinct. The submitter states that the Strategic Framework identifies only Kooralbyn as a</p>				

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	<p><i>Major tourism destination</i> and does not provide an overarching acknowledgement of the Scenic Rim's key tourist destinations.</p> <p>The submitter is concerned that tourism is not more prominently addressed throughout the draft Planning Scheme and in particular, Thunderbird Park should be included in some form of tourist use category on the Strategic Framework Map SFM-02 - Growing Economy, which does not reference the Scenic Rim's key tourism destination, and suggests the same is true for the O'Reilly's Guesthouse tourist facilities and the Green Mountain campground. They further recommend that the Strategic Outcomes for Tourism and Recreation "should be amended to articulate the vision for Thunderbird Park which will support sustainable growth into the future."</p> <p>The zoning status of the land is of most concern. Furthermore, the submitter states that it is one of the main tourist destinations in the region and should be zoned accordingly as a <i>Major tourism zone</i>. The constraints of the site and the regulatory planning framework will provide the checks and balances to ensure future growth is contained within suitable limits.</p> <p>The main difference between the <i>Major tourism zone</i> and the <i>Rural zone</i> is the level of assessment. Under the Rural zone, the submitter argues that there is no scope for improvements and the expansion of the current facilities without having to go through an impact assessment process. This potentially lengthy and costly process provides no certainty and actually acts as a deterrent. It is further argued that the <i>Major tourist zone</i> is a better reflection of the existing planning approvals, intent and potential for the land and that flexibility is required and offered by the preferred zoning type to be able to respond and adapt to changing markets and opportunities. The submitter also cites Table 5.5.10.1 which designates tourism related uses as Code assessable development.</p> <p>Finally the submission asserts that the scale of future development will not exceed appropriate levels because the <i>Planning Regulation, 2017</i> prescribes reasonable thresholds which trigger impact assessment. With these checks and balances provided by the statutory planning framework, a greater range of code assessable land uses can be supported for this site.</p>				

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<p>PLSS18/000166</p>	<p>The following issues are raised in the submission:</p> <ul style="list-style-type: none"> The draft Planning Scheme does not support the growth of small business even though there is an opportunity through the new Planning Scheme to send a message to small business that it is needed to build the regional economy; A number of land uses identified as code assessment should be changed to accepted development in the Rural Zone. For example, Food and drink outlet and Nature-based tourism should be accepted development; Concerns are raised regarding fees required to be paid for development; The requirement to obtain access from a 'constructed road' as an assessment level trigger for accepted development should be deleted as may roads will not be able to meet this requirement; All codes should be reviewed for unreasonable cost for small business, and should be removed for accepted development due to excessive compliance costs; A scaled approach for Renewable energy facilities should be facilitated; The number of <i>tourism sites</i> recognised as accepted development should be increased from 5 to 20 sites; Tourist attraction should be recognised as accepted development such as farm tours, guided tours and walks, horse riding. Recognition of this activity as code assessment where not exceeding 500m² was identified as being impractical. A review of this land use policy is needed to provide for an accepted level of development; Concerns are raised regarding the minimum rural lot size of 100 ha. The ability for rural families to subdivide a smaller block to enable rural families to continue to reside in the region is required. The real estate prices are no longer viable for agricultural production therefore a review of lot size restrictions need to 	<p>The concerns raised in the submission are noted. A response to these concerns are outlined below.</p> <p><i>Tourism Uses in the Rural Zone</i></p> <p>The draft Planning Scheme has provided for a reduction in assessment levels for a number of tourism uses in the Rural Zone. Whilst a Material Change of Use (Code Assessment) application is required, a reduction from the current impact assessment has been proposed. These include:</p> <ul style="list-style-type: none"> <i>Environment facility</i>; <i>Nature-based tourism</i>, where involving a tourist facility not exceeding 500m² TUA; <i>Outdoor sport and recreation</i>, where not exceeding 1000m² GFA; <i>Tourist attraction</i>, where not exceeding 500m² GFA. <p>The following land uses are proposed to be recognised as accepted and code assessable development:</p> <table border="1" data-bbox="1344 1570 2234 1801"> <thead> <tr> <th data-bbox="1344 1570 1789 1602">Accepted</th> <th data-bbox="1789 1570 2234 1602">Code Assessable</th> </tr> </thead> <tbody> <tr> <td data-bbox="1344 1602 1789 1801"> <ul style="list-style-type: none"> <i>Tourist cabins</i> (2 cabins); <i>Tourist park</i> (up to 5 sites) (It should be noted that an accepted development option is proposed to be provided for this land use under the draft Planning Scheme). </td> <td data-bbox="1789 1602 2234 1801"> <ul style="list-style-type: none"> <i>Tourist cabins</i> (3 to 6 cabins); <i>Food and drink outlet</i> (where not exceeding 200m² GFA) <i>Tourist park</i> if not exceeding 25 <i>tourist accommodation sites</i>. </td> </tr> </tbody> </table> <p>A <i>Tourist attraction</i> has decreased from impact to code assessable development where not exceeding 500m² GFA. Having regard to the wide range of activities</p>	Accepted	Code Assessable	<ul style="list-style-type: none"> <i>Tourist cabins</i> (2 cabins); <i>Tourist park</i> (up to 5 sites) (It should be noted that an accepted development option is proposed to be provided for this land use under the draft Planning Scheme). 	<ul style="list-style-type: none"> <i>Tourist cabins</i> (3 to 6 cabins); <i>Food and drink outlet</i> (where not exceeding 200m² GFA) <i>Tourist park</i> if not exceeding 25 <i>tourist accommodation sites</i>. 	<p>No</p>	<p>No change.</p>	<p>N/A</p>
Accepted	Code Assessable								
<ul style="list-style-type: none"> <i>Tourist cabins</i> (2 cabins); <i>Tourist park</i> (up to 5 sites) (It should be noted that an accepted development option is proposed to be provided for this land use under the draft Planning Scheme). 	<ul style="list-style-type: none"> <i>Tourist cabins</i> (3 to 6 cabins); <i>Food and drink outlet</i> (where not exceeding 200m² GFA) <i>Tourist park</i> if not exceeding 25 <i>tourist accommodation sites</i>. 								

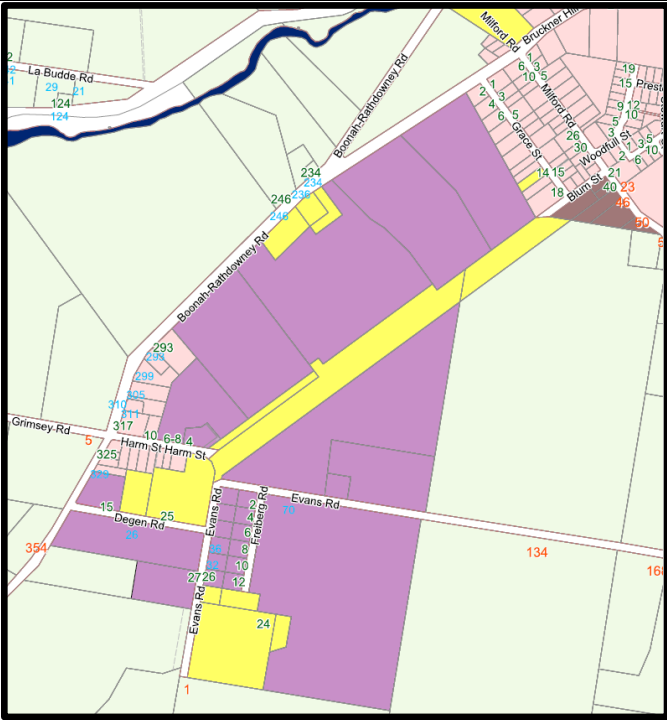
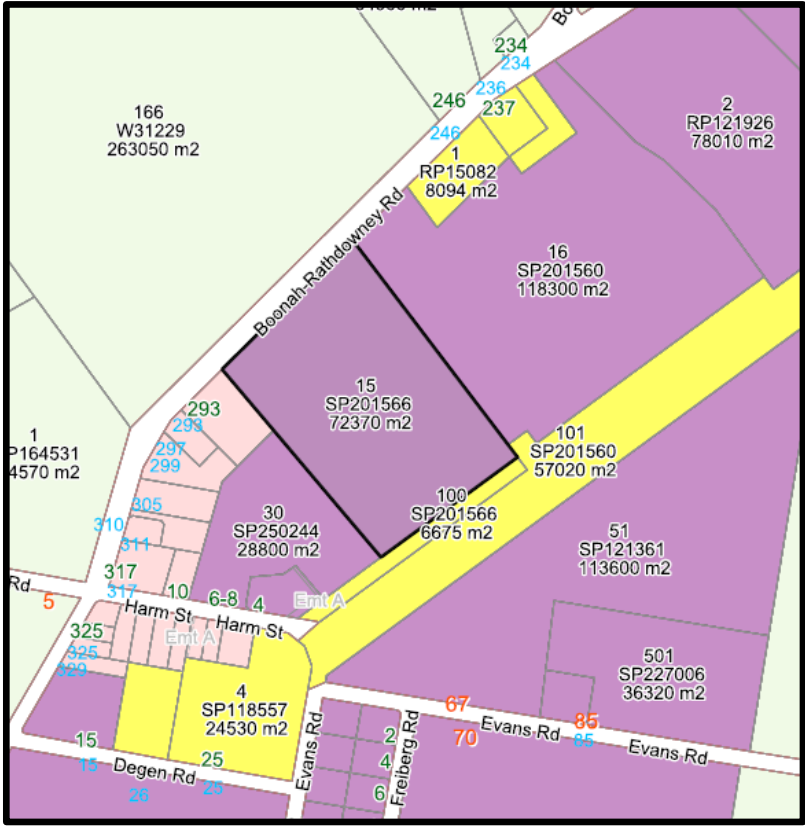
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>occur. The ability to create 10 to 15 ha minimum lot sizes under certain circumstances is sought such as retirement of rural land holders;</p> <ul style="list-style-type: none"> Concerns are raised that the requirements of the new Planning Scheme would apply to existing land uses, triggering the requirement to comply with the new framework. 	<p>that may occur as a <i>Tourist attraction</i>, it is considered reasonable that a code assessment application be required in this instance. A review of the policy after its commencement can be undertaken to assess its effectiveness. A code assessable application for a small-scale <i>Food and drink outlet</i> is similarly considered reasonable to ensure that the land use is operated to avoid any impacts on nearby properties and is able to be serviced by necessary infrastructure such as road network.</p> <p><i>Development Application Fees Payable</i></p> <p>The submission's concerns regarding development application fees are noted. Fees payable for development applications are outside the scope of the draft Planning Scheme and is required to be undertaken as a separate review process.</p> <p><i>Trigger for Constructed Road</i></p> <p>The requirement that a land use obtain access to a constructed road is necessary to ensure that roads, in particular the rural road network, has the capacity and provides safety for any increase in road users such as tourist unfamiliar with the locality. A number of roads in the region are constructed to only facilitate low-intensity rural activities and may not be of a standard to cater for additional traffic generated by tourism uses.</p> <p><i>Renewable Energy Facilities</i></p> <p>A Renewable energy facility is proposed to be code assessable in the Rural Zone (Where No Precinct Applies). Any renewable energy facility intent on only providing an energy supply to a rural property would not be subject to the above definition and would be ancillary to the primary rural activity.</p> <p><i>Rural Lot Size</i></p> <p>The intent of the Rural Zone (in part) is to minimise the loss and fragmentation of rural land to enable its use for rural purposes and to facilitate agricultural production in accordance with the requirements of the State Planning Policy.</p> <p>The SEQ Regional Plan also seeks to protect the values of rural lands (i.e. land in the Regional Landscape and Rural Production Areas) and prevent its further fragmentation. The regulatory provisions that supports this policy seeks in general to prohibit the creation of new lots under 100 ha (except where in a rural precinct). Accordingly, there is no scope in the draft Planning Scheme to enable the creation of smaller lots, in particular the creation of 10 to 15 hectare lots.</p> <p><i>Impact of Planning Scheme on Use Rights</i></p> <p>The commencement of a new planning scheme does not impact on the continuation of existing land uses provided that the land uses were lawful under which the local planning instruments commenced (i.e. where assessable development, obtaining any necessary approvals and complying with any conditions of approval, or where accepted development, compliance with any requirements of the planning scheme). Any change in the scale and intensity of land use will be assessed under the planning scheme in effect at the time of the proposed change. A person may also seek to apply to have development assessed under a superseded planning scheme for up to one year following the commencement of a new or amended planning scheme.</p>			

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000170	<p>The submission relates to land at 98-196 Guanaba Road, Tamborine Mountain (Lot 5 RP14298 and Lot 3 RP181081) and notes that the proposed zoning of the land (Rural Zone - Escarpment Precinct) does not reflect the existing approval for Outdoor Sports, Recreation and Entertainment (Community Services Use) (Mountain Bike Trails and Outdoor Recreation Park), Camping Ground (Community Services Use) (up to 300 persons) & Food Establishment/Reception Centre (Business Use) (Council Reference: MCBd14/053).</p> <p>The submission notes that the Major Tourism Zone is the more appropriate zoning of the land rather than the proposed Rural Escarpment Precinct of the Rural Zone as the alignment of zoning with existing development approvals is a critical mechanism to ensure that the community is appropriately informed about existing development approvals and assists in managing expectations for development within the region.</p> <p>The submission also contends that Council should allocate sufficient land for tourism in the region and support the outcomes of <i>Council's Tourism Strategy 2017-2021</i>.</p> 	<p>It is acknowledged that the land has a current approval for tourism activities. However, it is considered that the intent for the land remains aligned with that of the Rural Escarpment Precinct of the Rural Zone and any proposal that is different from the development approval should be assessed against the outcomes of this zone.</p> <p>Under the draft Planning Scheme, tourism is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing. The zones in the draft Planning Scheme where tourism is particularly facilitated include the Rural Zone, Major Tourism Zone and Minor Tourism Zone.</p> <p>It should be noted that the Major Tourism Zone is applied to land encompassing the Kooralbyn Resort, with the zone incorporating parameters that are focussed on the development of this place as a major tourism destination with a particular built form and range of uses.</p> <p>Having regard to the regionally significant natural and landscape amenity values of the site and its potential sensitivity to development combined with the specific intent of the Major Tourism Zone (being the development of Kooralbyn Resort), the inclusion of the land in the Major Tourism Zone is not supported.</p>	No	No change.	N/A
PLSS18/000287	<p>The submission states that the draft Planning Scheme should support casual camping for up to 2 sites of a total 8 people all year as this will encourage more sensible use of some areas, encourage longer stays and increase tourism.</p>	<p>The draft Planning Scheme enables casual camping as a temporary use for 20 days per calendar year in the Rural Zone under the following circumstances:</p> <ol style="list-style-type: none"> 1) for no more than 20 persons; and 2) the camp sites are located not less than 300 metres from a dwelling not on the development site. <p>Beyond these limits, it is considered appropriate to consider the impacts of camping under the planning scheme to ensure the activity (defined as a <i>Tourist park</i>) occurs in a manner that is compatible with other land uses, provides an acceptable level of amenity for guests, and external impacts on the environment and surrounding land uses are mitigated.</p>	No	No change.	N/A

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		<p>In the Rural Zone a <i>Tourist Park</i> is accepted subject to requirements in the Rural Zone Code (also requiring compliance with the Tourist Park Code and Parking and Access Code) if:</p> <ul style="list-style-type: none">(1) not more than 5 <i>tourist accommodation sites</i>; and(2) on a site greater than 20ha. <p>A <i>tourist accommodation site</i> is defined under the draft Planning Scheme as a site used for tents or caravans to be used by up to eight people.</p>			

14. Boonah Airfield and Air Services Use

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000035	<p>The submission raises several matters regarding Council's management of the Boonah Airfield located at Harm Street, Dugandan (being Lot 101 on SP201560), including:</p> <ul style="list-style-type: none"> • Council has not developed this asset sustainably since taking over since amalgamation in 2008 (no funds have been spent on maintenance, improvements or safety features); • Purported issues / legal errors relating to the lease or management arrangement with Boonah Aviation Inc; • The recommendations of the Boonah Airfield Review (2015) that relate to the planning scheme should be included in the planning scheme including: <ul style="list-style-type: none"> • Recognition of the airfield in local planning scheme; • Establishment of an Obstacle Limitation Surface (OLS); and • Review compatibility of other land uses in the planning code. 	<p>The submission's concern regarding the management of the Boonah Airfield are outside the scope of the development of the Scenic Rim Planning Scheme. In regard to the planning scheme matters in response to the Boonah Airfield Review, the following response is provided:</p> <ol style="list-style-type: none"> 1. <i>Recognition of airfield in the planning scheme</i> - The land is proposed to be included in the Community Facilities Zone, which is considered to be the appropriate zone for the airfield. An Air service is recognised as a 'potentially consistent' use in the zone subject to the impact assessable process; 2. <i>Establishment of an Obstacle Limitation Surface (OLS)</i> - An OLS for the Boonah Airfield has not been included as an Overlay in the draft Planning Scheme. However, Performance Outcome 2 (and is associated Acceptable Outcome) of the Industry Zone Code seeks to ensure that development is of a height that does not create an intrusion into or compromise aircraft safety in the operational airspace of the airfield. The outcome is included in the Industry Zone Code as this is the predominant zoning of land surrounding the airfield where development could potentially impact on the OLS. Adjoining Low Density Residential and Rural Residential zoned land has a height limit of two storeys or 8.5 metres and this limits development from intrusion into the OLS; 3. <i>Review compatibility of other land uses in the planning code</i> - The existing surrounding industrial and residential land have been established for some time. The proposed zoning of the airfield and surrounding land and associated development parameters seek to ensure that the existing land use pattern surrounding the airfield is maintained. 	No	No change.	N/A
PLSS18/000034	<p>The submission is in support of the Boonah Airfield submission PLSS18/000035, which raises several matters regarding Council's management of the Boonah Airfield, including:</p> <ul style="list-style-type: none"> • Council has not developed this asset sustainably since taking over since amalgamation in 2008 (no funds have been spent on maintenance, improvements or safety features); • Purported issues / legal errors relating to the lease or management arrangement with Boonah Aviation Inc; • The recommendations of the Boonah Airfield Review (2015) that relate to the planning scheme should be included in the planning scheme including: <ul style="list-style-type: none"> • Recognition of the airfield in local planning scheme; • Establishment of an Obstacle Limitation Surface (OLS); and • Review compatibility of other land uses in the planning code. • As well as the above issues, the submission also contends that the Boonah Airfield needs proper planning to improve facilities for visitors and the local community, including: <ul style="list-style-type: none"> • A dedicated area for rescue helicopters to meet ambulances and transport patients to hospitals; • A proper entrance to the Airfield; • A place for visitors to view and enjoy operations at the airfield. People often meet at the end of Harm Street and a meeting and BBQ area would be a great facility and improvement to the asset. 				

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<p>PLSS18/000239</p>	<p>The following matters are raised in the submission about the effect of the draft Planning Scheme on Lot 15 SP201566 at Boonah-Rathdowney Road, Dugandan and the Boonah Airfield:</p>  <p>1. <i>Industry Zone over Lot 15 SP201566:</i></p>	<ol style="list-style-type: none"> 1. <i>Industry Zone over Lot 15 SP201566:</i> The submission's support for the inclusion of Lot 15 SP201566 in the Industry Zone is noted. 2. <i>Air service use - inconsistent use:</i> An <i>Air service</i> use may involve activities that potentially involves the attraction of high visitor numbers such as passenger facilities and training and educational facilities, which is considered to be incompatible with the uses expected to occur in the Industry Zone. Accordingly, the recognition of an <i>Air Service</i> as a consistent use in <i>Table 6.2.4.2.1 - Consistent Uses and Potentially Consistent Uses in the Industry Zone</i> is not supported; 3. <i>Community Facilities Zone over Boonah Airfield:</i> The submission's support for the maintenance of the Community Facilities zoning of the Boonah Airfield and <i>Air service</i> as a 'potentially consistent use' is noted; 4. <i>Environmental Significance Overlay Map 4E:</i> The submission's concern over the effect of Environmental Significance Overlay Map 4E map on Lot 15 SP201566 is noted. In relation to the mapping that informs the Overlays of the draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the State government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the Planning Scheme. <p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as</p>	<p>No</p>	<p>No change.</p>	<p>No</p>


Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>The submission supports the maintenance of the Industry zoning of Lot 15 SP201566 and the Industry zoning of other lands surrounding the Boonah Airfield;</p> <p>2. <i>Air service use - inconsistent use:</i> The submission notes that an impact assessable (and 'inconsistent') application was made to have aircraft hangars approved on the subject site. As part of the assessment, aircraft hangars in this industry location were ultimately considered to be appropriate due to the nature of the use being closely aligned with an industrial activity, and also as the hangar was strategically located adjoining the Boonah Airfield. In the draft Planning Scheme, an aircraft hangar (Air service) is impact assessable and included as an 'inconsistent use' in the Industry Zone. It is requested that Council review this position with a view to making <i>Air service</i> a consistent use in <i>Table 6.2.4.2.1 - Consistent Uses and Potentially Consistent Uses in the Industry Zone</i>. This would be consistent with the previous development approval that Council issued for aircraft hangars on the site;</p> <p>3. <i>Community Facilities Zone over Boonah Airfield:</i> The submission also supports the maintenance of the Community Facilities zoning of the Boonah Airfield and <i>Air service</i> as a 'potentially consistent use'.</p> <p>1. <i>Environmental Significance Overlay Map 4E:</i> The submission is concerned that the Environmental Significance Overlay Map 4E - Local Watercourses shows a 'Stream Order 2' and 'Watercourse Buffer Area A' over the land. The submitter has investigated this proposed overlay on the subject site and is seriously concerned about the effect this overlay will have on the subject site when no obvious stream appears to be present. The mapping is considered incorrect and will unnecessarily complicate simple planning processes and the potential future use and development of the site for industry purposes;</p> <p>2. <i>Industry Zone/Reconfiguring a Lot Code - minimum lot size:</i> The submission is concerned that the minimum lot size for the Industry Zone under the draft Planning Scheme is 2,000m² whereas in the current <i>Boonah Shire Planning Scheme 2006</i>, the minimum lot size is 1,000m². This is not supported as the increase in minimum lot size will potentially decrease lot yields;</p> <p>3. <i>Absence of Industrial Land Protection Overlay:</i> The submission requests that Council consider the inclusion of an industrial protection overlay to protect the viability of industrial zoned land from the encroachment of incompatible and inappropriate sensitive land uses;</p> <p>4. <i>Absence of Airport/Aviation Facility Protection Overlay:</i> The submission requests that Council consider the inclusion of an 'Airport/Aviation Facility Protection' type overlay in the draft Planning Scheme to protect this unique community use from the encroachment of incompatible and inappropriate sensitive land uses.</p>	<p>part of the progression of the draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> ○ The Agricultural Land Overlay predominantly seeks to assess the potential impacts of larger-scale non-rural uses on sites greater than 5 ha and where not utilising more than 1,000m² of significant agricultural land (i.e. not applicable to residential dwellings and minor tourism uses); ○ The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved has been provided; ○ The Environmental Significance Overlay seeks to ensure that development protects certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided. Furthermore, the Overlay Code only applies to native vegetation; ○ The Landslide Hazard and Steep Slope Overlay Code seeks to ensure that landslide risk is similarly avoided or mitigated. Assessment benchmarks for Dwelling houses and other minor uses to remain accepted development where compliance is achieved has similarly been provided. <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error</i>. Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p> <p>5. <i>Industry Zone / Reconfiguring a Lot Code - minimum lot size:</i> The minimum lot size of 2,000m² in the draft Planning Scheme is considered appropriate for the Industry Zone in order to provide sufficient use area for on-site car parking, access and manoeuvring of heavy vehicles and landscaping that is required. It is therefore proposed to maintain the proposed minimum lot size of 2,000m². Notwithstanding, the minimum lot size proposed for the Industry Zone is identified as an Acceptable Outcome. An Applicant may seek to present an alternative outcome for Council's consideration that demonstrates consistency with the policy intent of the corresponding Performance Outcome.</p> <p>6. <i>Absence of Industrial Land Protection Overlay:</i> The draft Planning Scheme does not include an Industrial Land Protection Overlay. However, the General Development Provisions Code in Section 9.3.7, which applies to assessable development, contains a 'reverse amenity' outcome (PO15) to ensure that sensitive land uses in close</p>			


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		<p>proximity to existing lawful land uses that generate noise, dust, odour and other emissions, are located and designed to not impede the operation of the existing lawful use;</p> <p>7. <i>Absence of Airport/Aviation Facility Protection Overlay:</i> The draft Planning Scheme similarly does not include an Airport / Aviation Facility Protection Overlay. However, the PO/AO2 in the Industry Zone Code seeks to ensure that development is of a height that does not create an intrusion into or compromise aircraft safety in the operational airspace of the adjacent airfield. The outcome is included in the Industry Zone Code as this is the predominant zoning of land surrounding the airfield where development could potentially impact on the Obstacle Limitation Surface. Adjoining Low Density Residential and Rural Residential zoned land has a height limit of two storeys or 8.5m and this limits development from intrusion into the OLS.</p>			
PLSS18/000500	<p>A submission has been received in relation to Lot 142 on RP182609 at 15 Salisbury Avenue, Kooralbyn. The submission supports the inclusion of the site in the Commercial Industrial Precinct of the Mixed Use Zone, as the existing building is identified as being suitable for motor mechanic workshop and retail having regard to the predominant use of the street for business activities.</p> <p>Having regard to the building addressing both the street and adjacent airstrip and its previous use as a flying school and skydiving operation, the submission requests that "Air Services" be able to be undertaken from the premises. The submission notes that prospective tenants for the operation of a flying school, motor mechanic, aircraft assembly and light trailer fabrication have been declined based on the zoning of the property under the current planning scheme.</p> <p>The submission notes that the building was certified by the former Beaudesert Shire Council as a "garage", and currently has limited special aviation approvals. However, should access to the airstrip be unable to be achieved, activities that obtain access and focus on its Salisbury Avenue street frontage will be required. The submission notes that having regard to the size of the building, multiple business uses are required to be able to be undertaken.</p>	<p>The history of the site provided in the submission and general support of the proposed inclusion of the site in the Commercial Industrial Precinct of the Mixed Use Zone is noted.</p> <p>An "Air services" use is not recognised as consistent development in the Commercial Industrial Precinct of the Mixed Use Zone. Air services <i>"means the use of premises for—</i> <i>(a) the arrival or departure of aircraft; or</i> <i>(b) housing, servicing, refuelling, maintaining or repairing aircraft; or</i> <i>(c) the assembly and dispersal of passengers or goods on or from an aircraft; or</i> <i>(d) training and education facilities relating to aviation; or</i> <i>(e) aviation facilities; or</i> <i>(f) an activity that—</i> <i>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</i> <i>(ii) directly services the needs of aircraft passengers.</i> <i>Examples of an air service— airport, air strip, helipad".</i></p> <p>An "Air Service" use is not necessarily a use typically expected to occur in the Commercial Industrial Precinct of the Mixed Use Zone. However, having regard to the proximity of the site to an airstrip, separation from sensitive land uses and compatibility of surrounding zones, it is considered appropriate to recognise the use as being consistent in this particular instance. Accordingly, it is recommended that "Air Services" be recognised as code assessable development in the Tables of Assessment for the Commercial Industrial Precinct of the Mixed Use Zone where on Lot 142 on RP182609 and also as consistent development in Table 6.2.12.2.2 'Consistent Uses and Potentially Consistent Uses in the Mixed Use zone' - Commercial Industrial Precinct.</p> <p>Notwithstanding the above, it should be noted that the recognition of the land use as a consistent use does not infer any access arrangements between the subject site and the adjoining private airstrip.</p>	No	Amend the planning scheme to recognise Air services as code assessment and a 'consistent use' in the zone where on Lot 142 on RP182609 in Table 5.5.12.2 - Mixed Use Zone - Commercial Industrial Precinct.	Yes

15. Pastured Raised Poultry Farms and On-Farm Processing

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000103	<p>A submission has been received regarding 1 Johnson Road, Rathdowney, being Lot 1 on RP44556 and Lot 53 on W311756.</p> <p>The submission raises the following matters regarding pastured-raised poultry and on-farm processing, including:</p> <ul style="list-style-type: none"> • There are a number of benefits of pastured poultry, including parasite reduction and pest control; additional income streams for farm businesses; generation of activity for local areas; reducing health-related costs by providing nutrient dense foods; regeneration of the topsoil and enhanced biodiversity; • Boutique meat processing facilities should receive favourable consideration to make enterprises and regions more self-sufficient and resilient; • Notes that the draft Intensive Industry Code allows up to 999 birds as accepted development, but after this, impact assessment is required. There is no 'in-between' space, e.g. for a small-scale poultry farm between 1000 and 10000 birds as code assessable development; • Abattoirs are needed in reasonably close proximity to small scale poultry farms to ensure their viability. 	<p>The draft Planning Scheme intends to enable cottage rural pursuits by allowing the keeping of up to 999 birds as accepted development subject to requirements.</p> <p>The draft Planning Scheme has increased the number of poultry that does not trigger a development application from 100 birds under the <i>Beaudesert Shire Planning Scheme 2007</i> to 999 if the use meets the criteria for accepted development in the draft Intensive Animal Industry Code. This represents a significant increase, which is partially aimed at enabling cottage rural pursuits while also managing potential impacts on environmental and landscape values and local amenity.</p> <p>The draft Planning Scheme provides an opportunity for owners of large rural lots to diversify and provide alternative poultry operations. However, potential impacts from development involving 1000 poultry or more will require publicly notification, assessment against the whole planning scheme and ensure that competing interests (e.g. rural amenity, water resource catchments) can be balanced through a site-specific analysis. The suggestion of "small-scale poultry farm" where involving between 1,000 and 10,000 birds that predominantly graze on pasture during the day and are housed at night as code assessable development, requires additional research and policy to fully understand the potential impacts of the proposed use on adjacent rural land prior to any amendment of assessment levels. Development of policy that provides for pasture-raised poultry farm as code assessable development is not in scope for the preparation of the initial version of the Scenic Rim Planning Scheme.</p> <p>Notwithstanding the requirement for an impact assessable application for poultry operations involving 1,000 or more birds, an Applicant may seek to provide alternative outcomes (other than that identified in the Acceptable Outcomes) to meet the policy intent of the Performance Outcomes of the Intensive Animal Industry Code. Although some of the assessable development criteria identified in the Intensive Animal Industry Code are of more relevance to larger-scale farms generating point-source odour emissions, proposals are nonetheless required to large demonstrate how emissions are managed so as not to cause unreasonable amenity impacts. Addressing these additional criteria is considered a reasonable requirement of poultry farms proposals that exceed 999 birds.</p> <p>'Abattoirs' are defined as a <i>High impact industry</i> under the draft Planning Scheme and represent a land use that typically does not occur in the rural areas of the region. However, there is limited scope for such activities to be ancillary to the primary meat production use having regard to such matters as its frequency of use, minimal impact and scale, processing of birds grown on-site. Please contact Council's Planning Department to determine whether any proposed meat processing is recognised as being ancillary to the primary use.</p>	No	No change.	N/A
PLSS18/000104	<p>The submission contends that Council should enable mid-sized poultry farms (between 1,000 and 10,000 birds) without requiring the same process required for larger intensive animal industries, which are impact assessable under the draft Planning Scheme. The following reasons are provided:</p> <ul style="list-style-type: none"> • The Scenic Rim has great economic potential as a future local food bowl for South East Queensland, with farm tourism and small or boutique farms also complimenting the region; • There has been a change in food education in the last 5 to 10 years and more people want to know where their food comes from, with a focus on quality not quantity; • There are missed economic and employment opportunities for small poultry farms who have the potential to target the high-end markets, but the current regulations make it impossible for them to start up; • The vast majority of broiler poultry farms have a very low profit margin so farms of hundreds of thousands of birds are needed. Farms of this size require strict environmental guidelines to be met and rightly so; • There is currently an opportunity in the market for small batches of free-range birds to receive higher prices. Farms of up to 1,000 birds are usually too small to make the business viable, however once a farm goes over 1000 birds that farm is then subject to the same laws as the 500,000 bird farms (including the requirements of the Intensive Animal Industry Code odour requirements and separation distances). This makes it too expensive and impractical for a small farmer. It is considered that the policy for Intensive Animal Industries is necessary for large farms, however, there needs to be a space for farms of 5,000 to 10,000 birds to make it viable for small, high end, organic or free-range farms to run successful businesses, provide valuable employment and help boost the local economy. 				

16. Other Environmental and Related Planning Policy Matters

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000038	<p>Logan City Council (LCC) has reviewed the draft Planning Scheme relating to cross border issues to ensure that adjoining zones, planned and proposed road infrastructure and environmental issues are aligned. The submission states that the planning schemes of both local government areas (LGAs) generally align.</p> <p>However in regard to environmental outcomes, it is requested that improved integration be achieved between the LGAs by addressing the following matters:</p> <ul style="list-style-type: none"> Amending Overlay Map OM-04-B.2 (Environmental Significance Overlay - Local Biodiversity) to provide increased connectivity to LCC's Undullah Creek Biodiversity Corridor at the location identified in the submission; Amending Overlay Map OM-04-B.2 (Environmental Significance Overlay - Local Biodiversity) to provide increased connectivity between LCC's Flagstone Creek Biodiversity Corridor and the Birnam Node Corridor (SRRC) as identified below.  <p style="text-align: center;"><i>Undullah Creek Biodiversity Corridor Connection</i></p>	<p>Council appreciates Logan City Council's submission on the draft Planning Scheme, in particular its review of potential boundary issues between the two local government areas.</p> <p>LCC's recommendation on how greater connectivity on key ecological corridors can be achieved is noted and will be taken into consideration by Council as part of any future work undertaken that will refine the Matters of Local Environmental Significance policy shown in the Scenic Rim Planning Scheme, particularly in relation to local biodiversity and habitat corridors.</p>	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	 <p data-bbox="433 842 1282 869"><i>Flagstone Creek Biodiversity Corridor and Birnam Node Corridor Connection</i></p>				
PLSS18/000072	<p data-bbox="397 905 1317 989">The submission requests that extra protection of natural values be given to a Lamington National Park Precinct, wildlife, koala habitat, dog and cat ownership restrictions and enforcement, protection of native vegetation and riparian reserves.</p> <p data-bbox="397 1016 1317 1100">Planning considerations within the proposed Lamington National Park Precinct, would at least 'ask' if not 'require' new property owners to plant extra trees, drawing from a list of wildlife enhancing plant species.</p> <p data-bbox="397 1127 1317 1211">Rate reductions could be offered or other incentives. The overall effect would be to enhance the value of the precinct in real economic terms as well as environmental values and protection of adjacent National Park.</p>	<p data-bbox="1338 905 2220 957">The submission's suggestions in relation to providing further protection adjacent to Protected Areas are noted.</p> <p data-bbox="1338 984 2220 1100">The region's protected area estate has been included in the Conservation Zone, which seeks to protect the environmental and scenic amenity values of these areas. Policy to expand the region's protected area estate is not in scope in the development of the Scenic Rim Planning Scheme.</p> <p data-bbox="1338 1127 2220 1358">Other mechanisms, including Matters of Local and State Significance Overlays and associated codes that serve to provide additional protection from inappropriate development, the Planning Scheme Policies No. 2 - Landscape Design and No. 5 - Ecological Assessments; Council's Local Laws; and Land for Wildlife, Conservation Agreements and Nature Refuges, which are incentive programs run in partnership between Council and relevant landholders, collectively play an important role in achieving the protections outlined in the submission.</p>	No	No change.	N/A
PLSS18/000182	<p data-bbox="397 1394 1317 1478">The submission thanks and congratulates Council for the quality of the draft Planning Scheme. The submission seeks the below clarification and provides the below matters for consideration.</p> <p data-bbox="397 1505 1317 1705">1. Clarification is sought regarding:</p> <ul style="list-style-type: none"> <li data-bbox="486 1562 1139 1593">a. The impact of the Environmental Significance Overlay; <li data-bbox="486 1621 1317 1705">b. Exemptions surrounding the use of native forestry / timber and the application of Schedule 13 of the <i>Planning Regulation 2017</i> - Cropping involving forestry for wood production; <p data-bbox="397 1732 1317 1900">2. The submission also requests that the <i>exempt clearing</i> definition within the draft Planning Scheme be amended to include provision for the clearing / cutting down of native vegetation in areas of Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES), where timber is used for farm purposes, including fencing, yards, building and infrastructure repairs;</p>	<p data-bbox="1338 1394 2220 1425">Please find outlined below a response to the matters raised in the submissions.</p> <p data-bbox="1338 1453 2220 1505"><i>Effect of Environmental Significance Overlay of Draft Scenic Rim Planning Scheme</i></p> <p data-bbox="1338 1533 2220 1795">Clearing of native vegetation that involves a clearing activity under the <i>exempt clearing</i> definition does not trigger a development application under the Environmental Significance Overlay of the draft Planning Scheme. However, a clearing activity proposed in an area mapped under the Overlay that does not comply with the <i>exempt clearing</i> definition, triggers assessment against the policy of the Environmental Significance Overlay Code. Please note that whilst an approval may not be required from Council, please contact the state and federal governments to confirm whether any other requirements may apply to the proposed clearing activity.</p> <p data-bbox="1338 1822 2119 1854"><i>Regulation of Native Vegetation Clearing under the Planning Act 2016</i></p>	Yes	Amend the <i>exempt clearing</i> definition in Schedule 1 of the draft Planning Scheme to respond to the matters raised and other submissions.	Yes

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>3. The submission further requests that the <i>exempt clearing</i> definition be amended to provide for the clearing of native vegetation in areas of MSES and MLES where the timber is to be used for on-farm purposes;</p> <p>4. A clear differentiation of the terms 'plantation timber' (identified in Schedule 13 <i>Planning Act 2017</i> (cropping)) and 'native forestry' is requested to be provided in the planning scheme definitions.</p>	<p>Section 43(4) of the <i>Planning Act 2016</i> (Act) states that a regulation made under Section 43(1) of the Act applies instead of a local categorising instrument such as a planning scheme to the extent of any inconsistency. The <i>Planning Regulation 2017</i> (Regulation) identifies a number of circumstances under which a planning scheme cannot make certain native vegetation clearing activities assessable development. These relevant provisions of the Regulation are outlined in further detail below.</p>			
PLSS18/000229	<p>The submission seeks clarification about whether the draft Planning Scheme enables farm management and forestry and tree clearing activities undertaken on their property that the submission outlines has been allowed to do in the past. Routine fencing and maintenance are undertaken using the timber on the property and also sale of logged trees off the property where timber is suitably sized.</p> <p>The submission highlights Council's consideration of Schedule 13 of the <i>Planning Regulation 2017</i> - Cropping involving forestry for wood production, stating that meeting the requirements under this Schedule preclude assessment by Council under its planning scheme.</p>	<ul style="list-style-type: none"> • <i>Schedule 6 'Development local categorising instrument is prohibited from stating is assessable development' of the Regulation</i> <p>Schedule 6 of the Regulation identifies '<i>Development local categorising instrument is prohibited from stating is assessable development</i>'. Section 3 of this Schedule identifies the circumstances under which a Material Change of Use for cropping that involves forestry for wood production is not assessable under a Planning Scheme. Cropping is defined under Schedule 24 of the Regulation, which is outlined below.</p> <p>"<i>cropping</i> means the use of premises for— (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of cropping—forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard".</p> <p>Under the above prescribed Cropping land use definition, any forestry for wood production undertaken from a property applies to trees that were specifically planted with the intention for future harvesting. The Material Change of Use is required to be in a rural zone and comply with Schedule 13 'Requirements for cropping involving forestry for wood production' of the Regulation. It should be noted that Section 19, Part 2 of Schedule 6 identifies the circumstance under which the associated operational work for harvesting trees for wood production is similarly not assessable development under a planning scheme.</p> <ul style="list-style-type: none"> • <i>Schedule 7 'Accepted Development', Part 3 'Operational Work', Section 12 'Operational work for clearing native vegetation'</i> <p>Section 44(5) of the Act states that a categorising instrument such as a planning scheme may categorise development. Section 18 '<i>Accepted development - Act, s44</i>' requires that development stated in Schedule 7 of the Regulation is accepted development.</p> <p>Schedule 7, Part 3, Section 12 of the Regulation identifies the following operational work for clearing native vegetation as accepted development:</p> <p>"Operational work that is clearing native vegetation to which an <i>accepted development vegetation clearing code</i> applies if the work complies with the code".</p> <p>An "<i>accepted development vegetation clearing code</i>" is defined in Schedule 24 of the Regulation as Section 190(1) and (2) of the <i>Vegetation</i></p>			

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		<p><i>Management Act 1999 (VMA). Section 190(1) and (2) of the VMA is outlined below.</i></p> <p><i>"(1) The Minister must make a code (an accepted development vegetation clearing code) for—</i></p> <p style="padding-left: 20px;"><i>(a) clearing vegetation for the following—</i></p> <p style="padding-left: 40px;"><i>(i) controlling non-native plants or declared pests;</i></p> <p style="padding-left: 40px;"><i>(ii) relevant infrastructure activities for which the clearing cannot reasonably be avoided or minimised;</i></p> <p style="padding-left: 40px;"><i>(iii) fodder harvesting;</i></p> <p style="padding-left: 40px;"><i>(iv) thinning;</i></p> <p style="padding-left: 40px;"><i>(v) clearing of encroachment;</i></p> <p style="padding-left: 40px;"><i>(vi) an extractive industry;</i></p> <p style="padding-left: 40px;"><i>(vii) necessary environmental clearing;</i></p> <p style="padding-left: 40px;"><i>(viii) in a category C area;</i></p> <p style="padding-left: 40px;"><i>(ix) in a category R area; and</i></p> <p style="padding-left: 20px;"><i>(b) conducting a native forest practice.</i></p> <p><i>(2) Also, the Minister may make a code (also an accepted development vegetation clearing code) for any other matter about clearing vegetation the Minister considers is necessary or desirable for achieving the purpose of this Act".</i></p> <p>The current <i>accepted development vegetation clearing codes</i> includes the following:</p> <ul style="list-style-type: none"> • managing encroachment; • clearing for an extractive industry; • managing fodder harvesting; • clearing to improve agricultural efficiency; • managing regulated regrowth vegetation; • managing a native forest practice; • necessary environmental clearing; • clearing for infrastructure; and • managing weeds. <p>Clearing activities that meet the requirements of the above codes do not require a development approval if the proposed clearing can be undertaken in accordance with the requirements of the relevant codes. Please refer to the State government's website for further information regarding the <i>accepted development vegetation clearing codes</i>.</p> <p>Notwithstanding compliance with the above Codes, please note that other state and federal government approvals may need to be obtained for the proposed clearing activity.</p> <p><i>Proposed Exempt Clearing Definition under the Draft Planning Scheme</i></p> <p>A number of changes have been made to the <i>exempt clearing</i> definition included in Schedule of the draft Planning Scheme in response to the various matters raised in the submissions received. The following changes have been made regarding clearing of <i>native vegetation</i> on land included in the Rural Zone:</p> <ul style="list-style-type: none"> • <i>"(7). Clearing of native vegetation for the construction and maintenance of fencing required to carry out a rural activity on land in the Rural Zone, and clearing is limited to a total width of 10 metres; or</i> 			

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		<p><i>Note: Where the fence has not yet been built, the proposed fence is required to be constructed within 2 months of the vegetation clearing.</i></p> <ul style="list-style-type: none"> <i>(8) Clearing of native vegetation limited to within 10 metres of existing infrastructure in a Rural Zone (Where No Precinct Applies) including any buildings, fences, helipads, roads, stockyards, vehicular tracks, watering facilities and constructed drains other than contour banks; or"</i> <p>Notwithstanding the proposed exemptions in a Rural Zone (Where No Precinct Applies) under the draft Planning Scheme, please note that other state and federal government approvals may need to be obtained for the proposed clearing activity. Please refer to Schedule 1 of the draft Planning Scheme to view the amended <i>exempt clearing</i> administrative definition.</p> <p><i>Summary</i></p> <p>The Tables of Assessment for the Environmental Significance Overlay identifies the circumstances under which development proposed in an area mapped under the Overlay triggers an application to Council for assessment. The <i>exempt clearing</i> definition of Schedule 1 is key in understanding those clearing activities associated with development that is recognised as being accepted under the draft Planning Scheme (i.e. not requiring an application).</p> <p>There are a few circumstances under which <i>native vegetation</i> clearing activities identified in the <i>Planning Regulation 2017</i> prevails over a planning scheme. These include the following sections of the Regulation:</p> <ul style="list-style-type: none"> Sections 3 and 19, Schedule 6 <i>Development local categorising instrument is prohibited from stating is assessable development</i>, being cropping that involves forestry for wood production; and Schedule 7 'Accepted Development', Part 3 'Operational Work', Section 12 'Operational work for clearing native vegetation', being clearing activities undertaken in accordance with the <i>accepted development vegetation clearing codes</i>. <p>It is the responsibility of land owners to ensure that proposed clearing activities meet the requirements of the Regulation and that the necessary actions to clear in accordance with the requirements are undertaken. Further information regarding these regulated requirements can be obtained from the State government.</p> <p>There are number of instances where the requirements of the Regulation override the operation of local planning instruments. Some of these instances include specific requirements, which would be difficult to reflect in the structure of a planning scheme. Furthermore, the requirements of the Regulation are subject to change and subsequently, over time an inconsistency could ultimately arise should a version of the regulated requirements be reflected in a planning scheme. Accordingly, it is not proposed to incorporate those requirements in the Regulation that override the planning scheme but allow the instruments to operate concurrently in accordance with Section 43(4) of the <i>Planning Act 2016</i>.</p> <p>Confirmation of whether existing clearing activities are compliant with current State and local government processes is outside the scope of the community consultation process of the draft Planning Scheme.</p>			

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000219	<ol style="list-style-type: none"> 1. Gold Coast City Council (GCCC) generally supports the policy of the draft Planning Scheme; 2. <i>Population Growth, Sporting and Recreational Facilities, Transport, Bromelton State Development Area, Investigation Areas, Employment, Natural Hazards and Stormwater Management</i> - GCCC requests Council to consider cross border planning matters and liaise with the GCCC when considering growth and development and any increased population impacts within the region; 3. The GCCC has requested changes to the Environmental Significance Overlay Code, however GCCC is generally in support of other environmental matters contained within the draft Planning Scheme; 4. The submission suggests the inclusion of Stream Order 1 from the Local Watercourses overlay map in the Environmental Significance Overlay. A review of the included watercourse buffer distances is requested to ensure nutrient and sediment loads and discharges do not further impact downstream estuaries and that buffer distances are in accordance with best practice research and approaches; 5. The submission suggests additional information regarding groundwater extraction outside Tamborine Mountain for the Water Resource Catchments Overlay Code. The GCCC recommends monitoring of groundwater levels and revision of the Water Resource Catchments Overlay Code to ensure siting, design and management of groundwater for commercial purposes is appropriate. 	<ol style="list-style-type: none"> 1. GCCC's support of the policy of the draft Planning Scheme is noted. Council will continue to ensure that consultation with neighbouring local government areas is undertaken in the development of planning policy, which may result in cross-boundary issues; 2. GCCC's interest regarding potential boundary issues and opportunities between the two local government areas is acknowledged, as is the request for cross-border communication and future planning exchanges, particularly in relation to the Tamborine Investigation Area; 3. The submission suggests moving the text from AO8 into PO8 (outlined below) in the Environmental Significance Overlay Code to improve alignment with and successful implementation of both the Scenic Rim region's and the Gold Coast City Council's environmental outcomes. The suggested approach is considered to have merit and will be reviewed by Council should any further work be undertaken to refine its Matters of Local Environmental Significance Policy; 4. The waterways shown in the Environmental Significance Overlay are to remain as for the draft version of the Planning Scheme. The waterways included in the overlay mapping will be reviewed by Council should any further work be undertaken to refine its Matters of Local Environmental Significance policy; 5. Council supports the submission's suggestion that a coordinated approach and ongoing collaboration occur between the two Councils, in particular regarding natural hazard management; 6. Whilst groundwater extraction is not supported on Tamborine Mountain, it is permitted in the on land included in the Rural Zone (Where No Precinct Applies). The monitoring and ongoing management of groundwater is outside the scope of the draft Planning Scheme. 	No	No change.	N/A
PLSS18/000266	<p>The submission contends that the Planning Scheme needs to provide a planning environment where the top two priorities of the Community Plan, being 'Rural Lifestyle' and 'Natural Heritage and Scenic Amenity', can occur. Council needs to include some of the following ideas to facilitate this environment:</p> <ol style="list-style-type: none"> 1. <i>Protecting Rural Lifestyle:</i> <ol style="list-style-type: none"> a. Keep subdivisions south of Beaudesert and Boonah to a minimum of 100 acres; b. Encourage landholders with larger landholdings to remain large through rate subsidies or investigate other options including planning tools; c. Allow for low impact diversification on rural blocks that protect the nature of the region yet provide additional income for the land holder through decreased development application charges, decreased infrastructure charges, and making development code assessable rather than impact assessable. Allow any rural tourism business that achieves independent audited ecotourism accreditation to receive decreased development application charges, decreased infrastructure charges and reduce the level of assessment applicable. 	<p>The below responses are provided in response to the matters raised in the submission.</p> <ol style="list-style-type: none"> 1. <i>Protecting Rural Lifestyle:</i> <ol style="list-style-type: none"> a. The policy of the draft Planning Scheme seeks to protect rural land for agricultural production and it must also reflect the regulatory provisions of the SEQ Regional Plan, which prohibits the creation of new lots under 100ha in the Rural Landscape and Regional Production Area (RLRPA) unless a Rural Precinct applies. With the exception of the carryover of the 40 ha and 60 ha rural subdivision precincts from the current <i>Boonah Shire Planning Scheme 2006</i> into the draft Planning Scheme (identified in Overlay Map 13.3), the minimum lot size of the Rural Zone is 100 ha. Furthermore, SEQ Regional Plan does not support the facilitation of new rural residential development in the Regional Landscape and Rural Production Area; b. Rates subsidies for rural land holders is outside the scope of the draft Planning Scheme. However, Council's Environmental Initiatives include habitat protection programs of relevance to this suggestion. A Conservation Agreement is one of Council's Environmental Initiatives, which is a voluntary agreement involving a five year commitment between private landholders and Council that aims to conserve particular natural features of a property. Participants are eligible for a 	No	No change.	N/A

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	<p>2. <i>Protection of the Scenic Rim's Natural Heritage and Scenic Amenity:</i></p> <p>a. Place buffer zone protection overlays around all national parks and particularly around our World Heritage listed national parks, which focus on both encouraging private landholders to provide buffers but also legislate for the protection of the outstanding universal values the park was world heritage listed for. This could include ideas like assessment of water impacts of any developments within 5 km of park borders, provide rates incentives to adjacent land holders to maintain healthy appropriate ecosystems that complement the national park and further incentives to increase the levels of protection on their property, place overlays on the type of industries that are compatible with adjacent land holdings to national parks;</p> <p>b. Provide overlays which protect regions of high scenic amenity from inappropriate development, the value of a scenic view, national park or even the view from a mountain within a region can be destroyed by one inappropriate development;</p> <p>c. Queensland has the lowest levels of national park estate in Australia and the Scenic Rim region is home to some of the largest holdings and at least 50% of QLD's land based World Heritage Listed national parks. Council has the opportunity through its Planning Scheme to increase the holding through targets, voluntary donations of appropriate land, designation of overlays for buyback etc. It is incumbent on the Planning scheme to be a tool for building on the strength of the Scenic Rim for all future generations.</p>	<p>rate rebate of up to 50% off the general rate for the area covered by the Agreement. The landholder is required to protect, manage and enhance the area/s covered by the Conservation Agreement and as well as the rate rebate, receives access to a range of resources and financial assistance through Council's Environmental Grants program;</p> <p>c. Flexibility has been afforded to the Rural Zone to undertake a range of value-adding opportunities and subsequently, a supplementary income stream for rural land holders. The draft Planning Scheme seeks to facilitate a range of complementary tourism, recreation and rural industry opportunities through lower assessment levels. Infrastructure charges payable by development is administered by a separate instrument (i.e. Council's Infrastructure Charges Resolution) and subsequently, is outside the scope of the development of the draft Planning Scheme. Development application fees are similarly outside the scope of the plan making process. Notwithstanding, the concerns regarding the quantum of the fees are noted.</p> <p>2. <i>Protection of the Scenic Rim's Natural Heritage and Scenic Amenity:</i></p> <p>a. In relation to the use of buffers around National parks, the draft Planning Scheme includes a Performance Outcome (PO3) in Section 8.2.4 of the Environmental Significance Overlay Code which requires that <i>'buffers are provided and maintained that protect the long term viability of Matters of State and/or Local Environmental Significance'</i>. Where environmental values are associated with the boundaries of National Parks, the above performance outcome will apply. Although land adjacent to National Parks may not always trigger these requirements (i.e. if for example there are no mapped values of environmental significance), it is anticipated that the mapping does generally coincide with boundaries of the conservation estate, especially where significant values are present.</p> <p>Compliance with the Performance Outcome is demonstrated through the preparation of an Ecological Assessment Report, prepared in accordance with <i>Planning Scheme Policy 5 - Ecological Assessments</i>. Furthermore, where involving a wetland or watercourse, the Overlay Code provides as an Acceptable Outcome buffers from areas identified on the overlay mapping as High Ecological Value Waters (Watercourse), High Ecological Value Waters (Wetland) and High Ecological Significance Wetlands, which has a minimum width of 100 metres where the areas is located outside an urban area.</p> <p>In addition to buffers around watercourses and wetlands, the regulation of pollution is legislated through the <i>Environmental Protection Regulation 2008</i> and Council or the State government may take compliance investigations and action where pollution of waterways/wetlands have been identified.</p> <p>As addressed in 1(a) above, rates incentives are available to land holders to maintain healthy ecosystems that can complement the National Park through Council's Environmental Initiatives. These include Conservation Agreements, involvement in the One Million Trees program and for those properties that are one hectare or greater, the Rural Trees Initiative, which assists issues such as soil salinity, land degradation, erosion and soil stability through the provision of native trees, which are carefully selected by Council's</p>			

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		<p>Environment Section in accordance with environmental location and conditions.</p> <p>The submission's suggestion of including Overlays on the industries that are compatible with adjacent land holdings to National Parks is provided in the draft Planning Scheme by way of the Strategic Framework, zoning and the Environmental Significance Overlay mapping.</p> <p>There is an intent within the draft Planning Scheme for value adding opportunities in rural areas. For example, the <i>Growing Economy</i> section of the Strategic Framework supports "<i>Rural industries that diversify, value-add and increase the agricultural production capacity of a farm or its surrounding area are encouraged</i>".</p> <p>Precincts also provide for the identification of further local values. For example, Section 3.4.2 of the Strategic Framework includes the following outcome for the Tamborine Mountain Rural Precinct of the Rural Zone - the Precinct "<i>... supports a mix of low impact rural production, semi-rural living, tourism and rural enterprise opportunities that complements the existing semi-rural and natural landscape setting and character of the zone</i>".</p> <p>In the draft Planning Scheme, the range of industries consistent with the Rural Zone is broader than those consistent in the Conservation Zone. The Strategic Framework states that the "<i>Rural Areas provide for a wide range of rural and complementary land uses that maintain agricultural production opportunities in different parts of the region... Tourism and recreational opportunities also occur in Rural Areas and are located and designed to integrate with and protect the region's rural and natural landscape qualities</i>".</p> <p>The Strategic Framework also describes <i>Natural Areas</i> which "<i>incorporate land contained in protected areas or reserves and contribute to the maintenance of ecological processes and biodiversity at both a local and regional scale and are valued for the recreation opportunities and significant scenic amenity they provide... Natural Areas will remain in a predominantly natural state and will be supported by necessary development and infrastructure to facilitate their conservation and appropriate environmental interpretation and recreation opportunities, access and maintenance activities, where environmental and regional landscape values are protected</i>".</p> <p>b. The region's protected area estate has been included in the Conservation Zone, which seeks to protect the environmental and scenic amenity values of these areas. The escarpment of Tamborine Mountain has been included in an escarpment precinct, which seeks to protect this area's scenic amenity values.</p> <p>The submission's suggestion regarding the use of overlays to protect the region's other scenic amenity areas are noted. Whilst overlays are not provided, a Strategic Outcome within Section 3.4.2 of the <i>Rural Areas</i> element of the Strategic Framework, identifies that <i>Non-rural activities</i> are located and designed to preserve the landscape character and scenic amenity of <i>Rural Areas</i>, which include (but are not limited to)...(d) <i>scenic viewing experiences within forested hills and valley settings</i>.</p>			

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		<p>c. Policy to expand the region's protected area estate is outside the scope of the development of the draft Planning Scheme. It is noted that other mechanisms, particularly State government processes, play an important role in achieving this outcome. Mechanisms including Matters of Local and State Environmental Significance in overlays and associated codes serve to provide protection from inappropriate development, <i>Planning Scheme Policies No. 2 - Landscape Design</i> and <i>No. 5 - Ecological Assessments</i>; Council's Local Laws; and Land for Wildlife, Conservation Agreements and Nature Refuges (which are incentive programs run in partnership between Council and relevant landholders), collectively play an important role in achieving the protections identified in the submission.</p>			
PLSS18/000271	<p>The following matters are raised in the submission:</p> <ol style="list-style-type: none"> Climate Change - Council has an obligation to the residents to do everything in its power to not just mitigate the effects of climate change, but to actively remove causation factors such as the loss of native habitat and green space. Standards for energy capture and storage, energy efficient building plans, water capture and runoff should be of a high standard in any new building or development application. <p><i>Species Extinction</i> - Queensland and Australian-listed Threatened and Endangered species that are within the Scenic Rim (such as the Glossy Black Cockatoo, Koala, Quoll, Brush Tailed Rock Wallaby etc) should be protected and be encouraged to flourish under specific and strong planning and development criteria. Habitat offset should not be chosen over the protection and expansion of existing habitat.</p> <p><i>Deforestation</i> - Expanding residential and commercial development is contributing to this global phenomenon. As more than 50% of the land-based World Heritage-listed National Parks are found within the Scenic Rim, it should be Council's priority to encourage increase buffering of these protected areas by increasing Council-owned parks adjacent to these areas, supporting strong Land For Wildlife and voluntary private protected areas initiatives, and encourage low-impact rural use agriculture and agri-tourism land use.</p> Population Growth - Recognition that the resources and land within the Scenic Rim are finite, and that the projected population growth into the future is rapid and unsustainable. A Carrying Capacity Study should be undertaken urgently to advise and direct this next Planning Scheme without delay. Food Security - Given that Council has positioned itself as the "food bowl" of SEQ, and that the Eat Local Week is the signature Council funded and supported tourism event, future planning should encourage and support current and emerging low-impact primary producers through a range of initiatives such as rates relief, in-kind funding for future business expansion/leadership/innovation, and special consideration of the fee structure and application process of these businesses which are to be encouraged. Water and air quality - Council should be positioning all future marketing and tourism interests towards highlighting the unique selling proposition of the country-character and protected areas within the Scenic Rim. It follows that all future building and development and ongoing land usage adhere to strict standards for protecting the scenic amenity, the capture and treatment of 	<p>The below responses are provided in response to the matters raised in the submission. Please also refer to the response provided for PLSS18/000266.</p> <ol style="list-style-type: none"> Climate Change, Species Extinction and Deforestation In relation to climate change, species extinction and deforestation, Council's planning is informed partly by the SEQ Natural Resource Management Plan which was prepared alongside the 2009 Regional Plan for South East Queensland and has an ongoing role in supporting the current Regional Plan - <i>ShapingSEQ</i>. The SEQ Natural Resource Management Plan was updated in 2014 to include the latest climate change projections for South East Queensland. The South East Queensland Climate Adaptation Research Initiative is another document that informs environmental direction in the region. <i>Council's Biodiversity Strategy 2015-2025</i> also informs Council's response to a changing climate, highlighting likely changes to species distribution and abundance; and identifying the need to manage the impacts of climate change. Council's Biodiversity Strategy has been used to inform the Matters of Local Environmental Significance, which are found on Overlay Maps 4B - Local Biodiversity and 4C - Priority Species. Biodiversity is also expressed as a State interest, at a regional level and within the draft Planning Scheme. The SEQ Regional Plan, through its <i>Sustain</i> theme, identifies bushland extent and diversity as key to the region's adaptation and transition in response to environmental or climatic changes. The Queensland Department of Science, Information Technology, Innovation and the Arts document, <i>Land cover change in the South East Queensland Catchments Natural Resource Management Region 2010-11</i> (2014), identifies that by concentrating development in the Urban Footprint, there is an intended outcome of reduced vegetation loss in rural areas. The draft Planning Scheme enables urban development limited to the Urban Footprint and the creation of lots less than 100ha is restricted in the Rural Zone (where not in a rural precinct). The Rural Zone has by far the greatest area of representation within the Scenic Rim, with urban development restricted to the Urban Footprint, which represents approximately 2.75 percent of the region. Matters of Environmental Significance are also included through overlay mapping and overlay codes within the draft Planning Scheme. These overlays, which comprise State (MSES) and locally significant (MLES) species, include values that are protected under Queensland legislation or deemed important for the local community and environment. 	No	No change.	N/A

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	<p>drinking and storm water, to act on improving the health of the local waterways and improve upon the report card for the Logan and Albert Rivers, and to minimise air quality impacts from industry and businesses.</p>	<p>In response to the submission's concerns about the relationship of new development with energy and water capture, use and storage, the draft Planning Scheme addresses <i>built form</i> and its relationship with the environment. It is identified in the Strategic Framework that development is required to contribute to a <i>'high quality, well designed built environment; and master planning provides for (d) neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation; (e) the incorporation of best practice water sensitive urban design principles; (j)(i)the siting of dwellings takes advantage of local micro-climate benefits to promote the construction of energy-efficient buildings and adequate solar access; and (3) smaller lots adjacent to areas of open space, community and recreation facilities are provided'</i>. The Planning Scheme Policies 1-5 also details standards for new development.</p> <p>2. <i>Population Growth</i> While a carrying capacity study is outside the scope of the draft Planning Scheme, in recognition of the requirement of the SEQ Regional Plan to accommodate an ultimate population of 62,000 people in the region, the draft Planning Scheme has identified several options for infill development, not only relying upon greenfield expansion to accommodate the projected population. Dual occupancies are recognised as a consistent use in several zones where the residential density does not exceed 1 dwelling on 300m², which is considered reasonable for a regional local government area characterised by a development pattern of rural towns and villages surrounded by a rural landscape. In addition to Dual occupancies, the Planning Scheme also facilitates other residential accommodation choices such as Dwelling houses on a variety of lot sizes, Multiple dwellings (potentially at a higher densities than Dual occupancies) and also secondary dwellings.</p> <p>3. <i>Food Security</i> The draft Planning Scheme provides some new incentives for emerging low impact primary producers. Section 3.5 Growing Economy of the Strategic Framework supports the <i>'diversification of the natural resource sector to include sustainable energy production such as Renewable energy facilities'</i>. A further support for low-impact primary producers is the diversification of rural industries that <i>'value-add and increase the agricultural production capacity of a farm or its surrounding area'</i>. The draft Planning Scheme also proposes reduced development assessment levels for several commercial activities in the <i>Rural Areas</i>, including tourism and compatible rural industries.</p> <p>4. <i>Water and Air Quality</i> The submission's suggestions about marketing and tourism are matters outside the draft Planning Scheme. However, they are of interest to Council and have been referred to Council's Department of Customer and Regional Prosperity. The draft Planning Scheme has also recognised the role of the region's country character and protected areas through mechanisms including Matters of Local and State Environmental Significance in the overlays and associated codes that serve to provide additional protection from inappropriate development, the <i>Planning Scheme Policies No. 2 Landscape Design</i> and <i>No. 5 - Ecological Assessments</i>; Council's Local Laws; and Land for Wildlife, Conservation Agreements and Nature Refuges (which are incentive programs run in partnership between Council and relevant landholders), collectively play an important role in achieving the protections identified by the submission.</p>			

17. General Planning Matters

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000013	<p>The submission requests Council consider the facilitation of 'Circular Economy Innovation Hubs', which are described as <i>'a network of high-tech, resort-style, live and work campuses, each within a regenerative environmental framework. The Circular Economy Innovation Hub integrates work and living spaces with water and energy micro-grids and a local agricultural food system.'</i></p> <p>The 'hubs' would be located principally in rural areas and provide a 'living environment' with work opportunities, supporting infrastructure and a regenerative agricultural system. They would be located in close proximity to existing small townships so that the existing infrastructure and new development complement each other.</p> <p>The submission is seeking local government partners who would be willing to work on the project to enable this form of development through their planning schemes. The first stage would be to draft preliminary provisions for the development of a pilot project for up to 200 people. The pilot, village-scale project is needed both to demonstrate viability and also to help refine the planning mechanisms and controls that will guide future development. In addition, the new approach must be replicable, so a financially feasible strategy—such as the one proposed—would need to be developed. The submitter is currently in early discussions with two Councils in NSW and would like to develop at least two parallel projects in different states.</p> <p>For example, the planning scheme would be amended to:</p> <ul style="list-style-type: none"> • Explicitly support the rezoning of land to enable regenerative, adaptive and cyclic development. This would be subject to clear controls such as optimal infrastructure provision requirements before land can be rezoned for urban purposes; • Define the environmental service implications and performance requirements of development; • Developing a framework for advancing smart city technologies, so that these support people and place rather than technology providers; • Promote E-change (fast and reliable Internet service) as an opportunity for regional areas. <p>The submission attaches supporting documentation, which provides a review of research around a healthy built economy that focusses on life-cycle planning and a settlement theory that uses the principles of the Circular Economy. The document articulates how the project seeks the collaboration of local government and research to implement the theory through policy, strategies and development control.</p>	<p>The 'Circular Economy Innovation Hubs' as described in the submission may not be supported in the Rural Zones within the Regional Landscape and Rural Production Area of the SEQ Regional Plan.</p> <p>The policy of the draft Planning Scheme seeks to protect rural land for agricultural production and it must also reflect the regulatory provisions of the SEQ Regional Plan, which prohibits the creation of new lots under 100 ha in the Regional Landscape and Rural Production Area (RLRPA) and restricts urban activities. As such, there is no scope in the draft Planning Scheme to enable the region's rural areas to facilitate such a development.</p> <p>Further options that could be considered by the submitter include development within the region's Urban Footprint under the SEQ Regional Plan and approaching the Queensland or Commonwealth Governments to discuss how their collaboration may progress the settlement theory and the principles of the Circular Economy.</p>	No	No change.	N/A
PLSS18/000017	<p>The submission is concerned about the policy for Home Based Business involving a Bed and Breakfast and considers it does not go far enough to protect other residents and other approved accommodation facilities as much of the policy is unenforceable. It is considered that Bed and Breakfasts must be registered with Council and fees levied through rates - otherwise the Bed and Breakfast industry is self-regulated and open to exploitation.</p> <p>Further, it is contended that the Australian Tax Office should be notified of all registrations for tax purposes, including capital gains tax when the property is sold. The submission notes that the only points that could possibly be enforced in the Bed and Breakfast outcomes of the Home Based Business Code are car parking numbers and maximum number of guests.</p> <p>The submission considers that renting a portion of a house constitutes a Material Change of Use and therefore the dwelling should comply with any required</p>	<p>Under the draft Planning Scheme, a Home based business involving a Bed and Breakfast is accepted development and subject to the requirements of the Home Based Business Code, which includes performance outcomes relating to number of guests, length of stay, parking and privacy. If these outcomes are not achieved through the adherence to the standards of the acceptable outcomes in the Code, the development would trigger a code assessable development application and potential enforcement action.</p> <p>It should be noted that planning schemes only seek to regulate the use occurring on a premises, it does not negate the need for any subsequent building, plumbing and drainage approvals or licenses that a land use may trigger to be obtained.</p> <p>Concerns raised regarding business registration and taxation are outside of the scope of the draft Planning Scheme.</p>	No	No change.	N/A

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	upgrades (such as septic, water storage, fire safety, smoke alarms etc). For example, limiting the occupancy of a Bed and Breakfast to a maximum of 6 guests and owners does not prevent the overuse of the on-site sewerage treatment plan.	Under the draft Planning Scheme, the letting of an entire dwelling unit through such platforms as Airbnb falls under the <i>Short term accommodation</i> definition as a <i>holiday home</i> and is Accepted Development because it is considered that this use would not generate any further impacts to a dwelling that could meaningfully be regulated within the scope of the planning scheme.			
PLSS18/000032	<p>The submission is supportive of the approach to the drafting of the planning scheme, in particular:</p> <ul style="list-style-type: none"> • The process applied in the development of the planning scheme; • Streamlining of processes; • Supportive of a whole of region approach, with the exception of minor policy variations to reflect the unique local planning circumstances of Tamborine Mountain. 	The submission's support of the draft Planning Scheme is noted.	No	No change.	N/A
PLSS18/000043	<p>The submission raises concerns about the decline of agriculture and the dairy industry on the Beechmont Plateau since the 1960s and no longer considers the Beechmont Plateau to consist of 'prime agricultural soil'. The submission notes that planning controls associated with the designation of good quality agricultural land have prevented any opportunity to change or improve the land use of the plateau and argues that there are no economically viable, sustainable and climatically suited options to land owners through subdivision.</p> <p>The submission also points to local population decline, stating that the local primary school enrolment numbers are falling and sees no opportunities for jobs growth and a decline in rural employment opportunities.</p> <p>Other issues raised include an increasing number of large blocks of land purchased by professionals or investors who do not live on the plateau or contribute to the community or have a relationship with production capacity of the land; increased land values; and consequently, increase in rates.</p> <p>The submission also suggests that planning has failed to provide a role for the Beechmont Plateau and any form of preferred options or land use outcomes. Planning has failed to provide guidance for settlement outcomes, their location, size and structure and service needs; failed to provide or identify any future infrastructure needs, the cost of its provision and how these costs may be met; and that Overlays have restricted the financial viability of land.</p> <p>The submission further suggests that the Planning Scheme should include a provision for requiring 4 metre high trees along road frontages to increase privacy and reduce theft from crops, restrict access to private land and provide a wind buffer.</p> <p>Finally, the submission states that a proper and detailed analysis of the production options and settlement pattern for Beechmont is required to address these issues.</p>	<p>The concerns raised in regards to the draft Planning Scheme in relation to the Beechmont Plateau are noted. A response to the key matters raised in the submission are outlined below.</p> <p><i>Decline of agriculture and prime agricultural and economic impacts on the landowner; population and employment decline on Beechmont.</i></p> <p>The new planning framework provides some new incentives for emerging low impact primary producers. The Strategic Framework of the draft Planning Scheme at Section 3.5 'Growing Economy', supports the <i>diversification of the natural resource sector to include sustainable energy production such as Renewable energy facilities</i>. A further support for low-impact primary producers is the diversification of rural industries that <i>value-add and increase the agricultural production capacity of a farm or its surrounding area</i>. The draft Planning Scheme also proposes reduced assessment levels for several commercial activities in the Rural Areas, including tourism and compatible rural industries. <i>Tourism and recreational opportunities also occur in Rural Areas and are located and designed to integrate with and protect the region's rural and natural landscape qualities.</i></p> <p><i>Investor land ownership and its impact on land values and rates.</i></p> <p>Land ownership matters raised within the submission are not exclusive to the Beechmont area. This concern lies outside the scope of the draft Planning Scheme submissions review.</p> <p><i>Lack of vision for settlement outcomes and associated infrastructure at Beechmont; and Beechmont production and settlement options analysis needed.</i></p> <p>The State government is responsible for the management and future planning of such assets as the State-controlled road network and public schools. The State government will receive a copy of Council's consultation report and subsequently, the range of matters raised in the submissions received. At this stage, the undertaking of a settlement options analysis for the Beechmont area is outside the scope of the initial version of the draft Planning Scheme. The inclusion of the Beechmont Plateau in the Regional Landscape and Rural Production Area under the SEQ Regional Plan and subsequently, the limitations of certain subdivision and urban activities presents a number of challenges in the undertaking of any settlement options analysis.</p> <p><i>Impact of Overlays</i></p>	No	No change.	N/A

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		<p>The Overlays within the draft Planning Scheme identify the potential presence of a value or constraint applying to land and are an integral component of a Planning Scheme. Overlays trigger the requirement for these potential values or hazards to be considered at the site-based scale to determine their presence and subsequently, potential impact on any proposed development. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example:</p> <ul style="list-style-type: none"> The Environmental Significance Overlay seeks to ensure that development protects certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of <u>native</u> vegetation have been provided. Furthermore, the Overlay Code only applies to native vegetation. <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p> <p>No changes are proposed to the Overlays within the draft Planning Scheme.</p> <p><i>Landscaping</i></p> <p>The draft Planning Scheme includes a landscaping development code and supporting policy (being 9.4.4 Landscaping Code and Planning Scheme Policy 2 - Landscape Design). These elements of the planning scheme may assist in achieving the privacy, access restriction and wind buffer benefits suggested in the submission where new development is undertaken.</p>			
PLSS18/000084	<p>Council's Community and Culture Department have provided the below comments about the draft Planning Scheme for consideration.</p> <ol style="list-style-type: none"> Rural uses producing a primary product on-site (i.e. milk), which is processed off-site to form another product (i.e. cheese), are often sold a farm via a shop ancillary to another tourism activity occurring on the site. It appears that there is no provision for food products processed off-site (i.e. meat, cheese etc) to be then sold at the farm where the primary ingredient (i.e. the milk or the animal - pig, cow, chicken) was produced. The ability for operators to sell their own produce on-site, ancillary to a tourism / agri-tourism use, even if those goods are processed off-site, is sought. Examples of this include: <ol style="list-style-type: none"> Where a farmer sells packaged meat products of animals raised on the farm to farm tour / accommodation guests but are processed at an appropriate off-site facility; and Where a dairy farmer sells cheese from milk produced on site, which is produced by an off-site, local cheesemaker. Farm gates in some instances are set back from the road for the sake of refrigeration or preventing opportunistic theft of produce. Amendments to the 	<ol style="list-style-type: none"> The Rural Industry land use definition means '<i>the use of premises for - (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a)</i>'. Accordingly, it is considered that the definition enables the sale of rural products manufactured off-site provided that the primary produce used in the processing is grown on the subject land. For example, the sale of cheese on a dairy farm as an ancillary activity that was manufactured off-site using the milk produced from the same farm. In response to the practical concerns regarding the operation of <i>Roadside stalls</i> (i.e. farm gate) including theft and requirement for refrigeration, the Roadside Stall Code has been amended to address these considerations (i.e. alternative setbacks). The <i>Winery</i> definition is prescribed under the regulated requirements of the Planning Regulation and cannot be amended. However, it is considered that a cellar door operation could potentially operate as a <i>Tourist attraction</i> 	No	Amend the Roadside Stalls Code to enable the stall to be set back from the road and include appropriate signage requirements.	No

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	<p>draft Planning Scheme is sought to enable a farmer to establish a farm gate further within their property, provided that the use has a visible sign from the road directing customers to within the property to purchase their farm-fresh products;</p> <p>3. Cellar doors / wineries - There is currently no 'cellar door' definition in the draft Planning Scheme. The definition for a 'winery' involves a premises for making wine or selling wine made on the premises. Whilst this only applies to new wineries, the submission seeks to flag that the new 'winery' definition may stifle any future winery developments or expansions in the Scenic Rim (i.e. wine may not be produced on-site).</p>	<p>use provided a tourist activity such as tours, wine making instructions is undertaken in association with the sale.</p>			
PLSS18/000124	<p>The submission is concerned about the impacts of the draft Planning Scheme on property. The submission does not identify the nature of the impacts, however may potentially be referring to future planned infrastructure.</p>	<p>The concerns raised in the submission are noted.</p>	No	No change.	N/A
PLSS18/000163	<p>The submission raises concerns that the draft Planning Scheme does not facilitate the ability to construct a secondary dwelling on lots in the Rural Zone and seeks that the draft policy allow for such an outcome in Rural Areas, in particular without the need to submit a Material Change of Use application.</p> <p>The submission questions why anything larger than a "10 square house" is permitted on their large 103 acre property. The submission seeks the ability to establish a reasonably sized house without the expense of a planning application to enable family to live on the property and assist with the workload and maintenance.</p>	<p>Under the draft Planning Scheme, a Dual occupancy in the Rural Zone is accepted development (i.e. no requirement for a town planning application) under the following circumstances:</p> <ul style="list-style-type: none"> • Where on lots greater than 8,000m²; • Access is obtained from a constructed road; • Compliance is achieved with the Rural Zone and Dual Occupancy Codes; • No overlays apply to the property. <p>A Material Change of Use application is required, where these circumstances are not met.</p> <p>It should be noted that under the Dwelling house definition there is also an ability to construct a secondary dwelling not exceeding 60m² to accommodate persons of the same household. Where a larger secondary dwelling is proposed, a Material Change of Use (Code Assessment) application is required to be submitted to Council for determination.</p> <p>Please note that infrastructure charges apply to the construction of an additional dwelling unit on a lot. Please contact Council's Development Assessment Section on (07) 5540 5111 for further information.</p>	No	No change.	N/A
PLSS18/000231	<p>The submission raises concerns that the proposed limitation on advertising billboard sizes will be unsafe for motorists and in direct conflict with the Queensland Government's Roadside Advertising Manual.</p> <p>Safety The submission states that it has a considered understanding of what is safe roadside advertising and is a member of the Outdoor Media Association which depends on adherence to strict safety codes. The submission is concerned that the Planning Scheme is in direct conflict with industry best practice and Queensland Government regulation. It refers to the <i>Department of Main Roads (DTMR) Roadside Advertising Manual 2017</i>, which provides design measures to ensure driver attention and minimise driver distraction.</p> <p>The size and shape of the device should not be confused with official traffic signage. A standard 6 x 3 metres or 18m² billboard with a vinyl skin is suggested as being appropriate, particularly where the device is set back from the road or the road corridor is wide. Another factor is the safe and quick interpretation of the signage - the design providing for the transmission of the information, within the primary field of view, to ensure that the driver need not have to turn their head to finish reading</p>	<p>The concerns raised regarding the policy of the Advertising Devices Code are noted. Whilst it is acknowledged that the maximum 8m² sign face for third party billboard signs required by the Advertising Devices Code does not align with outdoor advertising industry standards for traditional roadside signs (which are 6 metres wide and 3 metres high - 18m²), Council wishes to limit development involving third party billboard advertising in the region due to their potential impacts on visual amenity and scenic character. The 8m² sign face area proposed in the Advertising Devices Code is therefore proposed to be retained.</p> <p>In order to further protect visual amenity outcomes sought for the region, the Advertising Devices Code is proposed to be amended to limit development to the following key road corridors only:</p> <ul style="list-style-type: none"> • Mt Lindesay Highway; • Cunningham Highway; • Ipswich-Boonah Road. <p>It is also proposed to increase the separation distance between signs on either side of the road from 1km to 5km.</p>	No	<ol style="list-style-type: none"> 1. No change to the sign face area. 2. Amend the Advertising Devices Code to limit development of third party billboard signs to key road corridors only. 3. Amend the Advertising Devices Code to increase the separation distance 	Yes

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	<p>once the sign falls into their peripheral view. The submission states that it is clear to DTMR and industry that 8m² signs are hazardous to motorists.</p> <p><i>Small Business and Economic Growth</i> The submission states that they primarily work with small businesses, for their continued growth, including businesses of the Scenic Rim.</p> <p>The submission advises that the Outdoor Advertising Industry subscribe to the following standard size options for these devices:</p> <ul style="list-style-type: none"> • 6 x 3 metres for the 'Traditional Roadside'; • 8.3 x 2.2 metres for a 'Super 8'; and • 12.66 x 3.35 metres for a Supersite Advertising Device. <p>The submission notes that these sizes provide industry standard, thus more industry self-regulation, and that poor self-regulation and a negative amenity outcome is apparent when entering Beaudesert. The submission provided images showing 13 advertising devices on the northern approach to Beaudesert along the Mt Lindesay Highway.</p> <p><i>Amenity</i> The submission suggests that improved amenity can be achieved through the selective placement of advertising devices, away from competing billboards and by using fewer locations, using the 6 x 3 metres static billboards.</p> <p><i>The following specific feedback is provided on the draft Planning Scheme:</i></p> <ul style="list-style-type: none"> • Supports a separation distance of 500 metres between advertising devices, which is 7 times greater than the current situation; • Lowering the distance from 1000 metres as proposed in the draft Planning Scheme to 500 metres will provide more flexibility in planning and working with the naturally mitigating geography, road type, foliage, council zoning and official signage; • Visual clutter can be addressed using a common-sense approach and new advertising devices should be considered in a range of areas; • The industry standard of 6 x 3 metre signage format is recommended, which will suit businesses looking for flexibility in and around the Scenic Rim; • Council is encouraged to incorporate architects and scrutinise the design of future applications, particularly where special attention is to be paid to local amenity; • Support that there should be no advertising devices on land zoned as residential; • A larger standard industry format for signage would mitigate traffic hazards. <p>In summary, as well as not being able to meet Council's goal to improve safety outcomes for motorists, the submission notes that movement away from industry standard sizes will reduce the ability of local businesses to advertise and subsequently, undermine the ability of local businesses to market themselves.</p> <p>The submission considers that the proposed policy in the planning scheme for billboards will also not guarantee the amenity outcomes sought.</p>			between signs to 5km.	
PLSS18/000247	The submission considers that it is difficult to read the planning scheme and recommends that the draft Planning Scheme support Places of Worship in Residential Areas as general, new cultural centres will be difficult to develop under the new Planning Scheme.	The submission's concerns about the readability of the draft Planning Scheme and facilitation of community facilities are noted. Council officers are available to assist in understanding all aspects of the Planning Scheme.	No	1. Amend the planning scheme to include a Place	Yes

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>The submission recommends that, before adoption of the planning scheme, Council convene a forum for stakeholders in the community services and recreational and sporting activities areas to discuss strategies to ensure that the Planning Scheme does not become an impediment to the delivery of these services, which may have a consequential reduction in lifestyle for residents.</p>	<p>Under the draft Planning Scheme, <i>Places of worship</i> are generally supported in the Community Facilities Zone (code assessable development) and in the Rural, Township and Mixed Use Zones (impact assessable development). Although it is recognised that Places of Worship may be more difficult to access in these zones because transport would be required, the use is generally not supported in residential zones due to the potential impacts of the development being incompatible with the amenity of the surrounding residential areas, including noise, traffic and car parking.</p> <p>Notwithstanding, the policy for the location of <i>Places of worship</i> has been reviewed and it is recommended that the use be included as code assessable development in the District Centre, Local Centre and Major Centre Zones.</p> <p>A change has also been made to enable extensions up to 200m² to existing <i>Places of worship</i> in the Rural Zone (Where No Precinct Applies) as code assessable development.</p>		<p>of worship as Code Assessable development in the District Centre, Local Centre and Major Centre Zones.</p> <p>2. Amend the planning scheme to enable extensions up to 200m² to existing <i>Places of Worship</i> in the Rural Zone (Where No Precinct Applies) as Code Assessable.</p>	
PLSS18/000255	<p>The submission makes the following suggestions about the draft Planning Scheme:</p> <ol style="list-style-type: none"> 1. The Dual Occupancy provisions in the draft Planning Scheme should be reviewed to provide for: <ol style="list-style-type: none"> a. 1 covered car park per dwelling and 1 visitor space per dwelling; b. Consider a minimum lot size of 300m² or less. Consider a minimum 250m² where the development is next to a town or village centre. 2. The residential subdivision provisions should be reviewed to provide for: <ol style="list-style-type: none"> a. Lots less than the proposed 700m² minimum average; b. Allow for small lots rather than large lots with 2 dwellings or large unit developments; c. A percentage of lots using different sizes to enable a mix of dwelling types and sizes and cater for the need for smaller 1 and 2 bedroom dwellings. 3. In consideration of development in Beaudesert, the Major Centre Zone should provide for: <ol style="list-style-type: none"> a. A height limit that enables the development of buildings over two storeys in Beaudesert around schools, shopping centres and hospitals as Code assessment; b. Building heights of 4-6 storeys in old brown field areas of Beaudesert - for instance behind the Post Office; c. Medical centres as Code assessment or even Accepted development within 3kms of centres. 4. The zoning in the draft planning scheme should be reviewed in regard to the following: <ol style="list-style-type: none"> a. Council-owned land for open space in developing greenfield areas should be included in the Recreation and Open Space Zone rather than the residential zone. For example, the parkland within the Scenic Rise Development at Beaudesert; 	<p>The submitter's comments are noted and are responded to as follows:</p> <ol style="list-style-type: none"> 1. The Dual occupancy provisions in the draft Planning Scheme have been reviewed in response to consultation, however, the car parking requirement remains unchanged at 1 covered car parking space per dwelling. The minimum 6 metre setback in the residential zones would also enable sufficient space for a second car to park on the driveway. The minimum density for Dual occupancy development also remains unchanged at 1 dwelling per 300m² - stipulated in the Strategic Framework for Impact Assessable development. 2. Noted. The residential subdivision and minimum lot sizes in the Low-medium and Low Density Residential Zones are not proposed to be changed. An average lot size of 700m² is proposed to achieve a residential development pattern that complements the area's regional setting and the rural town origins and character of many of its localities. The Reconfiguring a Lot Code requires development to achieve a mix of lot sizes to provide for a range of housing types and sizes. 3. The Major Centre Zone Code Assessment Benchmark for Height identifies in Performance Outcome 2 (PO2) that development is of a low to medium rise height. Acceptable Outcome 2 (AO2) states Development does not exceed 6 storeys and a maximum height of 21m. Regarding the submission's recommended Medical Centre interest, Health care service is an Accepted use, subject to requirements in the Major Centre Zone, the same goes for other centres including, the District Centre Zone, the Local Centre Zone and in the Neighbourhood Centre Zone if (1) located in an existing commercial building; and (2) not involving building work (other than minor building work). Health care service is Code assessment if not Accepted. 	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> b. Areas for Hotels and Motels within 3km of Main Street at Tamborine Mountain should be identified as Code assessable; c. Rural industry areas such as the Camel Farm near Harrisville should be identified in the planning scheme; d. The Lost World Valley and Mt Barney should be identified as tourism areas. <p>5. The lot frontage provisions in the draft planning scheme should be reviewed by not having a required minimum frontage. The required frontages of 40 or 50 metres results in roads at right angles to existing. A body corporate development could retain vegetation and avoid right angle roads. The road width requirements could be reduced and not a Council asset.</p> <p>6. The submission notes that the rural subdivision precincts from the Boonah Planning Scheme have been carried over in the draft planning scheme, however, it would be equitable for the balance area of the planning scheme to have rural subdivision precincts as well. Some areas in the rural zone cannot be farmed for profit so are really hobby farms or even house lots as small rural lots.</p> <p>7. Tourism areas should be identified as per the Tourism Strategy. Some ways to facilitate tourism include:</p> <ul style="list-style-type: none"> a. Allowing for Accepted development in certain areas, such as Roadside stalls, properties with cold rooms for purchasing locally sourced food; b. Exempting retail outlets for local produce from planning, building and plumbing requirements; c. Including a code for a Co-op outlet for tourists and locals to go to, provided as Code Assessable development and located in key areas such as Beechmont, Boonah, Aratula on Council land; d. Including areas other than Kooralbyn in the Major Tourism Zone, such as Beechmont and Gallery Walk. <p>8. In regard to groundwater extraction, the planning scheme should enable extraction for local water supply.</p> <p>9. Artist Trails and Eat Local Week events should be temporary uses under the draft planning scheme.</p>	<p>4. The comments relating to zoning of open space areas in the draft Planning Scheme are noted and will be considered as part of a future amendment to the planning scheme. The land was not in Council ownership at the time the zone mapping was prepared.</p> <p>Hotels and Motels are only identified as Consistent development within the draft Planning Scheme in the Major Centre and Local Centre Zones and Potentially Consistent in the Minor Tourism Zone and the Township Zone. Short term accommodation (where involving a holiday home) is however a Tourism activity and a Consistent use in the Low Density Residential Zone and the Mountain Residential Precinct, the Rural Residential Zone and the Rural Residential A Precinct, as well as the Minor Tourism Zone and the Rural Escarpment Protection Precinct (not exceeding 6 tourist accommodation sites...).</p> <p>The draft Planning Scheme provides an opportunity for owners of large rural lots such as the Camel farm at Harrisville to diversify and provide alternative rural operations. The Strategic Intent section of the Strategic Framework (3.5.1) states: Rural industries and other industrial activities that diversify, value-add and increase the agricultural production capacity of a farm or its surrounding area are encouraged in Rural Areas.</p> <p>5. The lot frontage requirements in the Rural Residential Zone have been reviewed in response to submissions and provide It is proposed to reduce the frontage of lots in the Rural Residential A Precinct from 70 metres to 50 metres to provide for a more regular lot shape. It is also proposed to reduce the width of the access handle or access easement to a rear lot from 20 to 10 metres in the Rural Residential A Precinct to provide for an access way that is more manageable for land owners.</p> <p>A reduction in the frontage width of lots in the Rural Residential Zone (Where No Precinct Applies) is also proposed from 55 to 40 metres to achieve a more useable and practical lot configuration. Similarly, a reduction in the width of the access handle or easement of rear lots from 15 to 10 metres is proposed.</p> <p>6. The policy of the draft Planning Scheme seeks to protect rural land for agricultural production and it must also reflect the regulatory provisions of the SEQ Regional Plan, which prohibits the creation of new lots under 100ha in the Rural Landscape and Regional Production Area (RLRPA) unless a Rural Precinct applies. With the exception of the carryover of the 40 ha and 60 ha rural subdivision precincts from the current <i>Boonah Shire Planning Scheme 2006</i> into the draft Planning Scheme (identified in Overlay Map 13.3), the minimum lot size of the Rural Zone is 100 ha. Furthermore, SEQ Regional Plan does not support the facilitation of new rural residential development in the Regional Landscape and Rural Production Area</p> <p>7. The areas around the Lost World south of Darlington and Mount Barney near Rathdowney are both located in the Rural Zone with The Lost World and Mount Barney themselves lying in the Conservation Zone. Under the draft Planning Scheme, tourism is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing. The zones in the draft Planning Scheme where tourism is particularly facilitated include the Rural Zone, the Major Tourism Zone and the Minor Tourism Zone. In the case of the Lost World and Mount Barney, the Conservation Zone, surrounded by the Rural Zone is considered</p>			

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		<p>appropriate for the scale and sensitivity of the attractions and the expectations of the community.</p> <p>8. Groundwater extraction is inconsistent development in the Rural Escarpment Precinct and in the Tamborine Mountain Rural Precinct however it is permitted in the Rural Zone (Where No Precinct Applies). The monitoring of groundwater and ongoing management of it is outside the scope of the draft Planning Scheme however, Council is undertaking a groundwater study that will assist in informing its future management of groundwater, at least on Tamborine Mountain, and will possibly have further reaching implications within the region.</p> <p>9. Artist Trails and Eat Local Week events can be facilitated under the provisions for Temporary Activities in the draft Planning Scheme.</p>			
PLSS18/000262	The submission objects to the draft Planning Scheme. However, no specific details are provided regarding the nature of the objection.	The submission's objection to the draft Planning Scheme is noted.	No	No change.	N/A
PLSS18/000286	<p>Council's Community Development Section has provided the following comments about the draft Planning Scheme:</p> <ol style="list-style-type: none"> Leadership and investment at a local government level is vital and Council needs to continue to invest in the health and wellbeing of the Scenic Rim community. Council's Health and Wellbeing Plan 2015-2020 identifies that all plans and policies incorporate health and wellbeing and infrastructure should reflect the needs and aspirations of the community. This includes the protection of land for sport, recreation and other important community infrastructure, through the planning scheme mechanism. Resources that provide industry best practice and information include Council's Community Development team who would appreciate a closer working relationship with Planning staff to integrate elements such as: <ol style="list-style-type: none"> National Heart Foundation; Planning Institute of Australia; Australian Local Government of Australia <i>Healthy Spaces and Places, a National Guide to designing places for healthy living, 2009</i>; National Heart Foundation <i>Healthy by Design; a Planner's Guide to environments for active living</i>; National Heart Foundation of Australia and LGAQ <i>Active and Healthy Communities: A resource package for local government to create supportive environments for physical activity and healthy eating</i>; National Heart Foundation <i>The Built Environment and Walking</i>; ALGA <i>Disability Inclusion Planning - a Guide for Local Government, 2016</i>; DILGIP <i>Multiple Use Open Space: The case for a new approach Consultation Report 2015</i>. Research using three different methodologies for minimum standards for sport indicated that a minimum of 1.8ha/1,000 people is required in Queensland however qualitative inputs for non-sport recreation include the quality (flood immunity, slope) rather than the quantity of land, its siting (access to residents and road frontage) and importantly, the quality and diversity of the infrastructure. Council can deliver social and economic benefits by providing safe, accessible and vibrant spaces for people to gather and connect. Local government has a role to play in addressing obesity rates through public infrastructure, particularly sports facilities, pathways and footpaths, community 	<ol style="list-style-type: none"> The reference to Council's Health and Wellbeing Plan and its relationship to Planning is noted. Further integration between Council's policies is always sought to be achieved where possible. The recommendation to integrate community development research and planning is also noted and a close working relationship between the two Council sections will continue to grow via IDAS meetings, regular Economic Development meetings and project collaboration. Noted. Please refer to the comment provided for 2 above. Noted. The draft Planning Scheme includes <i>Strategic Outcomes for Social Infrastructure</i> in 3.7.2 of the Strategic Framework. It provides outcomes for Open space, Social infrastructure and community services and how and where they may be delivered within the Region. In addition to Planning, the creation and maintenance of footpaths and pathways is a collaboration with a number of Council's departments that include Customer & Regional Prosperity; and Asset & Environmental Sustainability. Noted. Please refer to comment for 4 above. Additional wording to reflect Beaudesert as a <i>thriving CBD precinct that supports connections between residential, recreation and town centre...</i> has been incorporated into Part 3 - Strategic Framework in response. Retirement and Residential Care facilities are 'Consistent' uses within the Low Density Residential Zone in section 5.5.7 and the Low-Medium Density Residential Zone in 5.5.8 of the draft Planning Scheme. Both include <i>Residential Care Facility</i> and <i>Retirement facility</i> as code assessable development where for 10 beds or less. A larger facility would be impact assessable and potentially consistent development; <i>Outdoor sport and recreation</i> is defined in the draft Planning Scheme but derives from state government legislation - Schedule 3 of the <i>Planning Regulation 2017</i> and cannot be changed. The definition specifically excludes: Major sport, recreation and entertainment facility, motor sport, park, community use. 	No	<p>Include additional wording at section 3.3 Strategic Vision Beaudesert: <i>The use of place based design principles is encouraged to support connections between residential, community, recreation and commercial activities.</i> And Beaudesert: (3) <i>provides safe, accessible and vibrant spaces for people to gather and connect;</i></p>	No

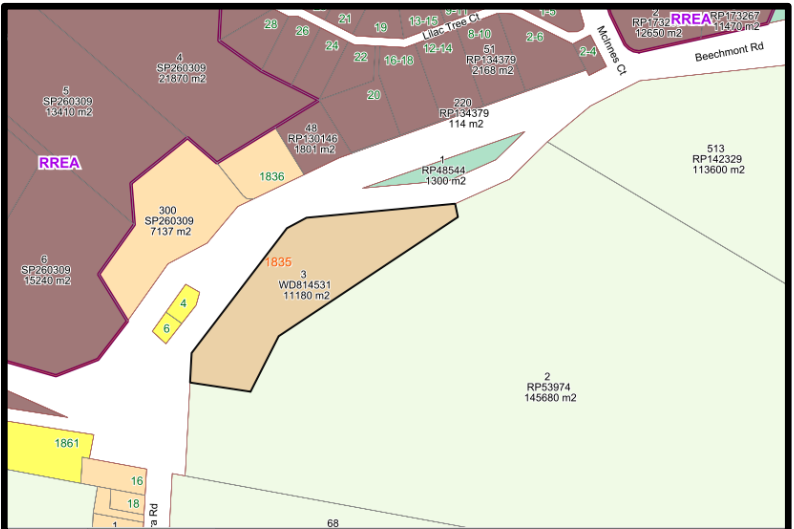
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<p>centres, parks and playgrounds. Pathways and footpaths are by far the most effective infrastructure investment that Council can make.</p> <p>5. Proposed community infrastructure for the Scenic Rim local government area based on research identifying demand includes:</p> <ul style="list-style-type: none"> a. Youth Centres in Beaudesert, Boonah and Tamborine; b. Aged Care/Respite Centres; c. Extended footpaths in all main towns and villages. Priority should be given to segments that complete circuits or create links between residents and key hubs (schools, town centres); d. Support partnerships for funding local infrastructure to meet community needs and improve access (sporting code requirements and community facilities); e. Review existing plans and policies to ensure the open space network meets the needs of the current and future population and provide clear forward direction for parkland provisions; f. Understand the use and capacity of existing sports infrastructure to determine local land needs and standards - consider field capacity analysis (not just land use) which supplies academic methodologies to local areas using local data; g. Lighting - an appropriate assessment process should be in place for major lighting infrastructure for sporting fields, particularly for assessing the impact on residential areas. <p>6. In the draft Planning Scheme's Strategic Vision (Part 3), more emphasis should be given to Beaudesert as a thriving CBD precinct that supports connections between residential, recreation and town centre and ensure good planning and place based design principles are incorporated into Beaudesert's future design.</p> <p>7. In section 5.5.7 Low Density Residential Zone and 5.5.8 Low-Medium Density Residential Zone, aging in place is important for many people. Moving from the local community as we age can be very stressful and members of the Scenic Rim community should be given the opportunity to remain in their local community where possible.</p> <p>8. Section 6.2.1 - Community Facilities Zone, Land Uses (iv) include Outdoor sport and recreation except where involving a rifle or shooting range. Can this provision be amended to include Motor Sport?</p> <p>9. 6.2.14.2.1 Recreation and Open Space Zone - Can we exclude Motor Sport facilities as a "Potentially Consistent Use"? This should be "inconsistent" and requires more investigation. Motor Sport is considered a "hard to located" sport for a number of reasons and we need to have the relevant considerations in place to assess accordingly. "Separating from sensitive receivers" seems to be inadequate. We need a more robust framework to assess motor sport activities.</p> <p>10. 6.2.16 Rural Zone - Can we exclude Motor Sport facilities as a "Potentially Consistent Use" from the Rural Zone (as for 9.)?</p> <p>11. Consultation - Community Development would like to be more involved with development applications, particularly the larger residential developments. We need to ensure that social planning and place based design principles are being incorporated into the future design of our communities.</p>	<p>9. <i>Motor sport facility</i> as mentioned by the submission is a 'hard to locate' development. It is for this reason that Council proposes to retain the use within the 'potentially consistent' column for the Recreation and Open Space Precinct. It has not been listed as a use under the Table of Assessment for the Open Space and Recreation Zone (5.5.14), which suggests that although 'potentially consistent', is impact assessable development in the draft Planning Scheme. Comprehensive site based investigation and assessment against the Strategic Framework of the Planning Scheme is therefore required.</p> <p>10. Please refer to comment 9 above.</p> <p>11. Noted and acknowledged. Please also refer to comments provided for 2 and 3 above.</p>			
PLSS18/000398	<p>The submission raises the following points about the draft Planning Scheme:</p> <p>1. Questions why the planning scheme has taken 14 years to develop.</p>	<p>The following response is provided to address the submission:</p>	No	No change.	N/A

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	<ol style="list-style-type: none"> 2. Questions what role Council has in planning if 'the state government legislation controls a lot of the development aspects.' 3. The planning scheme is physically impossible to read and not user-friendly. 4. Submitter is overall disappointed with lack of services supplied by Council. 5. The approval process for development is inconsistent. 6. The planning scheme is more complicated - The zones and overlays have not been reduced enough. 7. Questions why adjoining landholders do not get notified about all adjoining development. 8. The roads on Tamborine Mountain are in poor condition and need upgrading. 	<ol style="list-style-type: none"> 1. The preparation of the Draft Scenic Rim Planning Scheme originally commenced in 2013 under the <i>Sustainable Planning Act 2009</i> and was continued under the new <i>Planning Act 2016</i> from July 2017. During this time, initial community consultation was undertaken, the State Interest Review process was followed and the draft was amended to align with significant updates to the Regulation and State Planning Policy. 2. The requirements of the state planning legislation must be incorporated in the planning scheme, however, Council's role is to develop the local dimension of this framework and there is a significant degree of flexibility in adopting localised measures that achieve the outcomes of the state legislation. Council has the ability to control local planning matters such as zoning, levels of assessment, building envelopes, dwelling density, lot size and can develop performance outcomes that address local amenity concerns. 3. The draft Planning Scheme is based on the template provided in guidance material prepared by the state government and most other planning schemes in Queensland are also drafted in the same general template and section headings. Council endeavours to continually provide support and assistance in understanding the planning scheme through the preparation of information sheets. 4. The concerns raised in the submission are noted, however are outside the scope of the draft Planning Scheme process. 5. The draft Planning Scheme has been prepared under the <i>Planning Act 2016</i>, which is ultimately a performance-based planning system to allow for innovation and flexibility in how development can be achieved, whilst also responding to community needs and expectations. The draft Planning Scheme sets a direction for future development in the region for the next twenty years, but it is still a flexible document to allow unexpected development to occur where it is appropriate and where it meets the Strategic Intent for development in the planning scheme. A Planning Scheme is also not a static document and is amended from time to time to respond to changes in policy and to address any emergent planning issues. 6. It is acknowledged that the draft Planning Scheme may present as a complicated document, however, Council endeavours to continually provide support and assistance in understanding the planning scheme through the preparation of information sheets. 7. Development applications are publicly notified in accordance with the requirements of the <i>Planning Act 2016</i>. Where development is impact assessable, adjoining land owners are notified and presented the opportunity to make a submission. 8. Concerns raised regarding the condition of the State-controlled road network that provide access to Tamborine Mountain are noted. Whilst the management of this road network is not within Council's jurisdiction, a copy of the issues raised in the submissions are required to be provided to the State government as part of the plan making process. 			
PLSS18/000041	The submission is concerned that the planning scheme places nature and wildlife under threat. It also suggests that wildlife corridors that enable animals to reach Tamborine Mountain should be preserved and that urban development will and has	The concerns about additional development and tree clearing are noted, as are the submission's comments regarding the need to protect the environment and wildlife corridors up to Tamborine Mountain.	No	No change.	N/A

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	<p>been witnessed by Tamborine locals to impact habitat and wildlife. The submission is also concerned about the impact of tree removal and land clearing on rainfall.</p> <p>Suggestions are provided within the submission, including the need for more revegetation of wildlife corridors and linking core habitat patches to assist in preserving an area of natural beauty. The natural beauty of the region should be preserved to keep it attractive to tourists and to minimise impacts on the community and local wildlife.</p>	<p>The draft Planning Scheme supports the <i>retention and enhancement of the landscape and environmental values and vegetated corridors on the Tamborine Mountain plateau and surrounding escarpment areas</i> as described in section 3.3 <i>Strategic Vision</i> and in section 3.4.1 <i>Strategic Intent</i> for the <i>Mountain Community</i> which states (9) <i>The Rural Escarpment Precinct of the Rural Zone supports a limited range of very low intensity residential, rural and tourist activities to protect the regionally significant natural landscape and environmental values of the escarpment of Tamborine Mountain.</i></p> <p>Zoning land appropriately is one way to protect the environmental values and implement the Strategic Vision and Intent. The draft Planning Scheme identifies land zoned as Conservation which includes National Park and Conservation Areas that are Council owned, Rural zoned land and the Rural Escarpment Precinct zoned areas, each of which have Codes that require development to protect significant landscape features and environmental settings and maximise the retention of vegetation. Additionally, Local and State Environmental Matters are afforded protection through the Environmental Significance Overlay maps and associated overlay code.</p> <p>The environmental overlays include High Ecological Value Waters (Waterways and Wetlands), High Ecological Significance Wetlands, Protected Areas (National Parks), Regulated Vegetation (as defined under the State Planning Policy 2017 for Matters of State Environmental Significance), Local Biodiversity; Koala Habitat; Local Watercourses and riparian buffer areas. In addition to the above, other mechanisms within the draft Planning Scheme, including <i>Planning Scheme Policy No.2- Landscape Design</i> and <i>No. 5 - Ecological Assessments</i>, collectively play an important role in achieving the required environmental protection identified in the submission.</p>			
PLSS19/000003	<p>The submission is from Ipswich City Council's Strategic Planning section. The Council appreciates the opportunity to review and comment on the draft Planning Scheme. In reviewing the draft document, the submission concludes that there are no significant cross-boundary issues or conflicting provisions with any outcomes sought by the Ipswich Planning Scheme.</p>	<p>The response provided by Ipswich City Council in response to the draft Planning Scheme is noted.</p>	N	No change.	N/A

18. Infrastructure Improvements

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000002	<p>The submission raises a number of concerns regarding the locality of Kooralbyn. The following outcomes are sought for the locality:</p> <ul style="list-style-type: none"> The construction of a road between Kooralbyn and Boonah to support business development and tourism; Provision of a sporting field for Kooralbyn (i.e. for basketball, football); Provision of footpaths in the community, in particular for the elderly and disabled, to provide access to local services; Provision of lighting for the safety of residents and tourists, in particular in vicinity of the resort, Pavilion and local shops; Improvements to the flood immunity of Hinchcliffe Drive to prevent isolation during a flood event; Provision of nature walks in association with water ways, which would encourage tourists and be of benefit to the elderly and disabled. 	<p>A number of the issues raised in the submission are not matters that are addressed by the Planning Scheme. However, the suggestions have been referred to Council's Department of Asset and Environmental Sustainability for further review as part of Council's infrastructure planning processes.</p> <p>In relation to the proposed sporting field for Kooralbyn, Council's Local Government Infrastructure Plan does show a proposed recreation park for Kooralbyn in 2031 along Routley Drive, Kooralbyn.</p>	No	No change.	N/A
PLSS18/000007	<p>The submission requests kerbing and channelling and complete bitumen on the following streets in Kalbar:</p> <ul style="list-style-type: none"> Railway Street Moffatt Street Wiss Street Anne Street. 	<p>The draft Planning Scheme typically identifies new or upgraded trunk infrastructure required to support future development. The upgrade of other non-trunk infrastructure, such as the road upgrades in Kalbar is not a planning scheme matter.</p> <p>However, the request has been forwarded to Council's Department of Asset and Environmental Sustainability for review.</p>	No	No change.	N/A
PLSS18/000014	<p>The submission makes the following suggestions in relation to road infrastructure in the Region:</p> <ul style="list-style-type: none"> Reinstate Geiger Road as an access corridor through to Greenhills Road. Consider bitumen Greenhills Road through to Kooralbyn. 	<p>The Planning Scheme typically identifies new or upgraded trunk infrastructure required to support future development. The upgrade of other non-trunk infrastructure, including the reinstatement of Geiger Road and upgrading Greenhills Road is not a planning scheme matter.</p> <p>However, the request has been forwarded to Council's Department of Asset and Environmental Sustainability for review.</p>	No	No change.	N/A
PLSS18/000018	<p>The submission requests that Council consider upgrading Magnetic Drive at Tamborine Mountain. Concerned about safety of road users as patronage is increasing. Magnetic Drive needs widening with a footpath on one side, guttering and drainage, painted lines, lighting. A dog park could also be installed at the end of Magnetic Drive with fencing and bench seats. An Australia Post Box is also required on this side of the Mountain. Covered bus stops for local school children. Signage and intersection upgrades at intersections of Magnetic & Demavend, Kinabalu, Elbert and Contour Drives.</p>	<p>The upgrade of non-trunk infrastructure, dog parks and fencing, the installation of an Australia Post Box and covered bus stops for local children are matters that will be forwarded to the appropriate Department of Council as they do not fall under the scope of the draft Planning Scheme.</p> <p>In relation to the road, footpath, dog park and bus stop, the request has been forwarded to Council's Department of Asset and Environmental Sustainability for review.</p>	No	No change.	N/A
PLSS18/000023	<p>The submission raises the following concerns about Tamborine Mountain:</p> <ol style="list-style-type: none"> The roads are poor quality; The local water supply is at risk due to commercial groundwater extraction, which removes water from the Mountain; Long Road should be extended; Tamborine Mountain should be included in the Gold Coast local government area. 	<p>The below response is provided for the matters raised in the submissions.</p> <ol style="list-style-type: none"> This matter is outside the scope of the draft Planning Scheme submissions review; The potential implications of the extraction of groundwater is outside the scope of the draft Planning Scheme submissions review and is a resource under the jurisdiction of the State government; The extension of Long Road has not been identified as a requirement to support future development in the draft Planning Scheme. However, the request has been forwarded to Council's Department of Asset and Environmental Sustainability for review; This matter is outside the scope of the draft Planning Scheme submissions review. 	No	No change.	N/A
PLSS18/000024	<p>The submission raises the following concerns about roads on Tamborine Mountain:</p>	<p>The suggested improvements to traffic flow at Tamborine Mountain are noted and will be forwarded to Council's Department of Asset and Environmental</p>	No	No change.	N/A

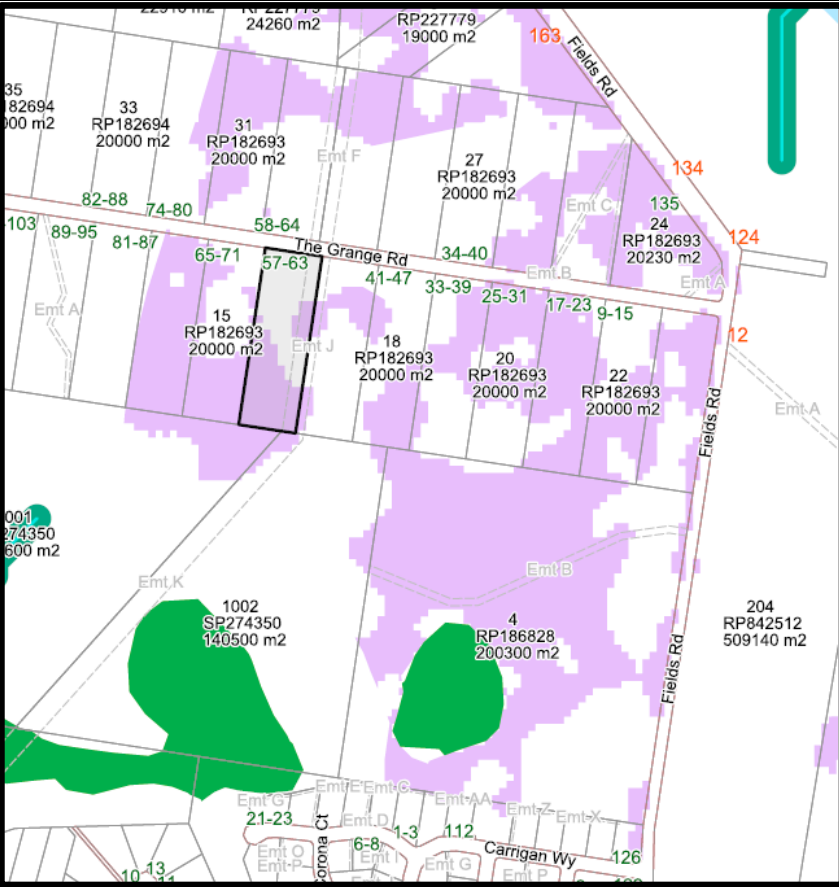
Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> Turning in and out of main roads is a potential traffic hazard, which should be avoided if possible, and the Doughty Park area and the intersections of Beacon Road, Main Western Road, Main Street and Geissman Drive has 12 possible right turns. Roundabouts provide the best solution to avoiding these turning right hazards by making lane changes instead of right turns. A well-designed roundabout at the end of Beacon Road where it joins Main Western Road would provide a solution to many problems. Taylor Lane should be extended about 50m to meet Geissman Drive at its Eastern end. The short length of Geissman Drive between where Taylor Lane will meet Geissman Drive and the junction with Main Street should be closed, and some of it could possibly be used for car parking spaces for people using Doughty Park. The present layout also has many hazards for pedestrians trying to cross roads, which will also be prevented by having a roundabout as suggested. 	<p>Sustainability for review as they fall outside the scope of the draft Planning Scheme.</p>			
<p>PLSS18/000120</p>	<p>The submission seeks support to establish a community skate park on Lot 3 on WD81453 at 1835 Beechmont Road, Beechmont (Old Beechmont School).</p> <p>The submission seeks the inclusion of the site in a Community Facilities Zone to allow for outdoor sport and recreational activities to be undertaken from the site. The submission notes the recent success in the Beechmont community of a recent skating event in the local community, which highlighted a need for such a facility.</p> 	<p>The Old Beechmont School site has been included in the Township Zone, which provides for Park (which would include a skate facility in a park setting) as accepted development.</p> <p>While the current zoning of the public land would allow for the use to occur under the Park definition, the planning scheme is not the mechanism to deliver the requested community infrastructure. However, the submission has been referred to Council's Maintenance and Operations Section for review.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>
<p>PLSS18/000075</p>	<p>The submission raises the following matters for consideration.</p> <ul style="list-style-type: none"> The lowering of the speed limit in Beaudesert from 60km to 50km and the deletion of a turning lane on Brisbane Street seeking to turn left into William St has had negative traffic impacts; The intersection arrangements at the Oakland and Scenic Rise estates has had negative traffic impacts; The design of the Scenic Rise estate has resulted in poor amenity outcomes; Allotment sizes similar to those of the original stages of the Tullamore estate are sought; 	<p>The matters raised in the submission are not planning scheme matters. However, these concerns will be referred to Council's Department of Asset and Environmental Sustainability responsible for roads for review. It is noted that Beenleigh-Beaudesert Road is a State-controlled road and the Queensland Government is responsible for its design and maintenance. the State government will receive a copy of Council's consultation report and subsequently, will view the range of matters raised in the submissions received.</p>	<p>No</p>	<p>No change.</p>	<p>N/A</p>

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> • The efficiency and use of the town centre bypass is questioned and there is congestion near the Beaudesert State High School; • Concerns are raised about the poor condition of the Beenleigh-Beaudesert Road, specifically the width of lanes in proximity to Tabragalba and its surface condition; • Concerns are raised about the condition of local roads in the vicinity of Beaudesert town. 				
PLSS18/000300	<p>The submission requests various changes to Planning Scheme Policy 1 (PSP1) for consideration, including:</p> <ul style="list-style-type: none"> • Updating redundant terms and references; • Amending errors in numbering; • Updating the list of standards and standard drawings, including standards for electrical installations and playgrounds. 	<p>Consultation with Council's Department of Asset and Environmental Sustainability has been undertaken to confirm the proposed changes to <i>Planning Scheme Policy 1 - Infrastructure Design</i> as outlined to the left.</p>	No	<p>Amend PSP 1 - Infrastructure Design to update redundant terms and references, update standards and standard drawings.</p>	Yes

19. Not in Scope of Draft Planning Scheme

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000011	<p>The submission raises the following matters:</p> <ol style="list-style-type: none"> Concerns are raised regarding the noise from motorbikes in the Beechmont and Canungra areas, which was identified as being inconsistent with the Preliminary Policy Direction of the draft Planning Scheme whereby the Scenic Rim region is a thriving rural paradise set in the foothills of the Great Dividing Range and surrounded by World Heritage-listed national parks. The noise pollution created by the motorbikes and the impacts that this has on tourism and general amenity of the area, as well as property values were raised. There is a lack of signage about sharing the road with cyclists, hikers and cars and lack of traffic calming measures or lights in Canungra to reduce noise. In regard to education, the submission suggests that a new high school be planned for Canungra to encourage young adults to stay in the area, with suggested courses in biodiversity, animal husbandry, agriculture, tourism and marketing and a university campus be established in the Lamington Plateau region for the study of biodiversity; The submission also suggests that renewable energy targets be set for the region. 	<ol style="list-style-type: none"> <i>Motorcycle Noise</i> - The Planning Scheme is not a mechanism that can be utilised to address noise generated by motorcycles in the Beechmont and Canungra regions. The submission's suggestion regarding lack of signage for road users and traffic calming or traffic lights in Canungra will be forwarded to Council's Department of Asset and Environmental Sustainability for consideration. Any concerns regarding alleged illegal behaviour of road users should be directed to Queensland Police. <i>Education Establishments</i> - The State government plans for and manages public schools in the region. Whilst Council's planning scheme seeks to facilitate and not provide an impediment to the expansion of community infrastructure such as public schools, the State government undertakes the future planning of public education facilities. Notwithstanding, the State government will receive a copy of Council's consultation report and subsequently, will view the range of matters raised in the submissions received. <i>Establishment of Renewable Energy Targets</i> - The establishment of renewable energy targets is outside the scope of the draft Planning Scheme at this stage. 	No	No change.	N/A
PLSS18/000015	<p>The submission raises concerns regarding the Council reserve (being L32 RP174196 at Wyangarie Place, Kooralbyn) being a potential fire hazard and notes a number of complaints have been made to Council. A number of dead trees are adjacent to the creek that runs through the property.</p> <p>The submission also highlights the number of overgrown allotments in Kooralbyn and cites the potential for fires to occur and the impacts of such fires. The submission requests the action be undertaken in best interests of the community.</p>	<p>The issues raised in the submission are not matters that are addressed by the planning scheme. However, the submission has been referred to Council's Maintenance and Operations Section to undertake an assessment of the Council reserve, whilst the issues regarding overgrown allotments have been referred to the Council's Health, Building and Environment section.</p>	No	No change.	N/A
PLSS18/000045	<p>The submission raises concerns regarding the cleanliness and accessibility of public toilets in Beaudesert, in particular being a concern for elderly persons and parents of children. The availability of car parking and accessibility to parks with public conveniences in Beaudesert is lacking and the permission to build a shopping centre without public amenities were also raised.</p> <p>Additionally, planning for accessible public amenities is needed to support tourism.</p>	<p>The issues raised in the submission are not matters that are addressed by the planning scheme. However, the submission has been referred to Council's Maintenance and Operations section to address the concerns regarding the condition of Council's public amenities and provision of car parking and other public convenience infrastructure in association with park land.</p>	No	No change.	N/A
PLSS18/000069	<p>The submission raises concerns regarding the construction of a 2 storey building on adjacent land at 54 Tina Street, Beaudesert, which already has a dwelling located on the land. Concerns relate to potential impacts on privacy and the ability to provide feedback on the proposal was not made available.</p>	<p>The submission raises concerns regarding development under the current planning framework and subsequently, does not constitute a submission for consideration for the draft Planning Scheme. The site of the additional dwelling referred to in the submission could not be identified.</p> <p>It should be noted that local governments are required to plan for and facilitate a diversity of housing types in residential zones to meet the range of housing needs of the community. Accordingly, the urban residential zones of the draft Planning Scheme seek to support a range of dwelling types such as detached dwellings, dual occupancies, townhouses and residential care accommodation. The ability to provide feedback on a proposal is typically limited to development not expected in a zone, or development of a scale or intensity not expected in a zone. The residential zone of the draft Planning Scheme contemplates both single and two-storey development (i.e. 8.5 metre building height).</p>	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
PLSS18/000212	<p>The submission raises concerns that the draft Planning Scheme has not addressed the impact of noise and traffic generated from the Council depot and waste facility on Knoll Road, North Tamborine.</p> <p>The depot operates in conjunction with the SES seven days a week from 6am to up to 11pm at night. Noise, dust and pollution caused by the operation of this facility is causing distress and health issues to the residents in the elderly complex and residents nearby. Traffic using the waste depot seven days a week travelling through the adjoining national park and heritage listed road is not acceptable. Land is available on the corner of Hartley and Long Road which was designated in the past for facilities to be relocated.</p>	<p>The submission's concerns about the noise, dust and traffic along Knoll Road, while noted, are outside the scope of the draft Planning Scheme.</p> <p>Notwithstanding, the concerns raised regarding the operation of the waste transfer facility and the depot will be forwarded to Council's Department of Assessment and Environmental Sustainability for review.</p>	No	No change.	N/A
PLSS18/000226	The submission raises concerns regarding Council's plans for Quinzeh Creek Road and Shaws Pocket Road as the local area is a wildlife corridor, a green belt, and has no subdivision potential. A reduction in traffic in this area and confirmation of the plans proposed for the above roads is also sought.	<p>Quinzeh Creek Road is a local road in the Logan City Local Government Area and Shaws Pocket Road is a local road within the Gold Coast/Logan Local Government Areas.</p> <p>It is recommended that the submitters contact the respective Councils for any information regarding the future planning for the above road infrastructure.</p>	No	No change.	N/A
PLSS18/000256	The submission raises concerns that Quinzeh Creek Road is proposed to become a major connection to Shaws Pocket Road. Concerns are raised regarding the potential impacts of such infrastructure on vulnerable bird species such as the glossy black cockatoo. Confirmation is requested whether such infrastructure is being planned. The submission is against any proposed development of Quinzeh Creek Road.				
PLSS18/000253	<ol style="list-style-type: none"> The submission raises concerns about development occurring between Mt Lindesay Highway and Field Road, Gleneagle in relation to wildlife corridors as there are a lot of birds and animals in the area. Concerns are raised about fencing of development on the submitter's boundary (Lot 16 RP182693) as there is an area left for wildlife. There is also concern about the protection of the natural gully that takes run off from a number of The Grange Road properties. The submission questions whether there is an electricity easement through the property into the development area (Lots 1001 and 1002 on SP274359). It is also questioned whether The Grange Road will be upgraded to cope with extra traffic when Day Road is opened up, plus Field Road and extra noise. The submission outlines concerns that the quiet amenity will be lost. 	<ol style="list-style-type: none"> The Environmental Significance Overlay of the draft Planning Scheme seeks to protect the natural values that exist over the subject land (Lot 16 RP182693) and Lots 1001 and 1002 on SP274359 to the south. The identified values include Local Watercourses, Local Koala Habitat (purple), Local Biodiversity - Node Corridor (green) and Regulated Vegetation (also green). As such, the overlays under the draft Planning Scheme would seek to protect the values identified by the submission in the mapped areas. Please note that the Overlay will only apply should new development be proposed in these mapped areas once the Planning Scheme has statutory effect. 	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		 <p data-bbox="1338 1129 2190 1472"> 2. It is confirmed that there is an electricity easement that traverses Lot 16 RP182693 and the neighbouring land to the south. 3. In regard to the upgrading of roads and traffic impacts associated with development on Lots 1000 and 1002 on SP274359 and Lot 4 on RP186828, traffic impacts and suitable road design are required to be considered by Council as part of the assessment of any proposed development and suitable conditions have to be applied to ensure that roads have the capacity to accommodate projected traffic impacts. Whilst an appropriate level of amenity for residents is also considered, the land forms part of the Urban Footprint for the greater Beaudesert and is intended to be used for urban residential development. </p>			
<p data-bbox="181 1499 388 1591">PLSS18/000303</p>	<p data-bbox="388 1499 1329 1591">The submission outlines concepts for different events proposed to occur throughout the region, specifically arts, cultural, sporting and community-building events for the localities of Kooralbyn, Boonah, Tamborine Mountain, Beechmont and Canungra.</p> <p data-bbox="388 1612 1329 1705">The submission also highlights the need for a town centre and square for Beaudesert, identifying a potential location in proximity to the existing shopping centre located along Telemon Street.</p>	<p data-bbox="1329 1499 2190 1591">The concepts raised in the submission for different events in the region are noted. The draft Planning Scheme does provide for a range of activities that can occur as Temporary Events.</p> <p data-bbox="1329 1612 2190 1738">Whilst the draft Planning Scheme cannot necessarily facilitate the concepts raised in the submission, the ideas for potential arts, cultural, sporting and community-building events have been forwarded to Council's Community and Culture Section for further consideration.</p> <p data-bbox="1329 1759 2190 1898">Over the last couple of years, Council has been progressively undertaking a Vibrant and Active Towns and Villages Project, the objective of which is to deliver civic improvements and catalyst projects to enhance the liveability of local communities, providing both an economic and social dividend to the region's communities. Further details on this project can be obtained via the</p>	<p data-bbox="2190 1499 2353 1533">No</p>	<p data-bbox="2353 1499 2599 1533">No change.</p>	<p data-bbox="2599 1499 2775 1533">N/A</p>

Submission ID	Key Points of Submission	Analysis	State Interest? Yes/No	Recommendation	Significant Change?
		<p>following link - https://www.scenicrim.qld.gov.au/council-services/infrastructure/projects.</p> <p>Whilst a town centre master plan has been prepared for Beaudesert, the submission's suggestion regarding the potential location of a town square for Beaudesert will be provided to Council's Capital Works and Asset Management Section for further consideration.</p>			
PLSS18/000314	<p>The submission proposes that Council's Local Laws and Planning Scheme are inadequate for the protection of animal welfare, particularly puppy farms. The key points raised in the submission are outlined below:</p> <ol style="list-style-type: none"> 1. Puppy Farms - An example of proposed Council inadequacy is provided that includes written information to breeders about how sheds and structures that are applied for through Council can be used as kennels without any knowledge or follow up from Council about how the sheds are being used. The submission suggests Council, using a dedicated officer, and through the recouping of an increase in building permit costs, check all permits relating to sheds. This "would undoubtedly deliver many dogs from suffering who are currently housed in conditions that were below standard." <p>The submission also provides details of another scenario where following an initial kennel development approval under the planning scheme, the annual licence under the local laws does not provide for annual inspections, only annual renewals. Any inspections, the submission adds, should be executed without prior notice.</p> <p>Heat stress in kennels is another matter raised in the submission, advising that permits should require that kennels have a backup cooling system for the number of animals under the permit.</p> 2. The submission provides a press release titled 'Animals Need Shade' and suggests that State laws do not reflect community expectations regarding farm animals' right to shade. It is the submission's hope that owners of farm animals are required to provide adequate shade and shelter as a mandatory requirement, suggesting laws are changed to force farmers to provide adequate shelter and shade for their animals. 3. The submission notes the impacts of the use of neonicotinoid pesticides which have been banned in Europe and a predicted fauna extinction crisis. It highlights livestock grazing in National Parks and other significant habitat areas, a diversification in the use of National Parks which reduces habitat and contributes to fauna extinction, the control of fire ants using pesticides that threaten other species, inappropriate fire management, removal of bees from meters by electricity providers and the use of viruses to control Carp which will have a devastating impact on native fish in Wyaralong Dam. 	<p>Animal welfare is outside the scope of the draft Planning Scheme submissions review however, the submission has been forwarded to the Health, Building and Environment Section of Council for its consideration and information, and conditions where related to Local Laws – Animal Keeping.</p> <p>The draft Planning Scheme has scope (where there are mapped areas) to identify environmental values, including fauna. The planning framework will seek to retain the environmental values through the use of overlay codes for Matters of Environmental Significance which include for example, fauna under the <i>Natura Conservation Act (1992)</i>, vegetation under the <i>Vegetation Management Act 1999</i> and locally mapped koala habitat.</p> <p>The draft Planning Scheme does not have scope to address shade structures for farm animals, the use of pesticides and land use practices in National Parks, water supply areas and electricity installations. These matters are under the jurisdiction of other levels of government and their associated regulations.</p>	No	No change.	N/A