

Scenic Rim Planning Scheme 2020

Historical Subdivision Precinct - April 2024

What is the Historical Subdivision Precinct?

Under the *Scenic Rim Planning Scheme 2020*, certain parcels of land in Clumber, Croftby, Fassifern Valley, Munbilla, Rosevale, Harrisville and Warrill View are located in the Historical Subdivision Precinct within the Limited Development Zone.

This precinct is characterised by small lots within rural areas (usually around 1,000m², but can be as low as 350m²), that have limited services and infrastructure. The intent of this precinct under the Planning Scheme is to maintain a rural living character and to not create high density residential communities in isolated areas of the region where services and infrastructure are unavailable and are not planned to become available.

The Historical Subdivision Precinct areas are legacies of early expansion plans by land owners where housing for workers, related for example to a sawmill, were not fully realised and remain as small land parcels that pre-date the modern planning framework.

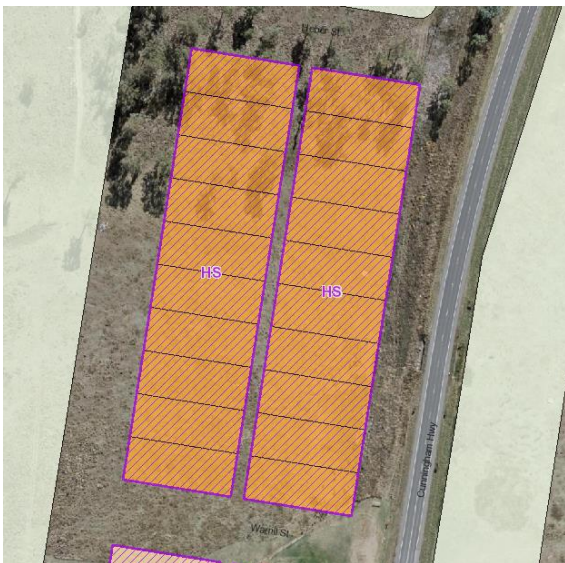


Figure 1 - Land in the Historical Subdivision Precinct at Warrill View

Today's construction standards for building and plumbing requirements are much more rigorous and the current conditions for use of the land do not fit with the historic intent. In particular, waste water treatment on smaller lots of land in rural and non-serviced township areas can create health and environmental concerns. These limitations mean that in some cases, the construction of a dwelling house on a small Historical Subdivision Precinct lot is unlikely to be supported under the Planning Scheme.

While Council cannot alter the historic pattern of subdivision, the amalgamation of lots is strongly encouraged in this precinct to enable the establishment of a dwelling. The amalgamation of lots does not require an application through Council and a surveyor will be able to assist with the amalgamation process.

What options do I have if the Historical Subdivision Precinct applies to my property?

The following development is supported (or consistent) in the Historical Subdivision Precinct under the *Scenic Rim Planning Scheme 2020* (effective date 30 June 2023).

Material Change of Use*

- *Animal husbandry*
- *Cropping*
- *Roadside stall*
- *Dwelling house* ((where the lot is a minimum 2 ha (or where in Harrisville, 4000m²)). Note: A dwelling house can also include a secondary dwelling.
- *Home based business* (if not involving Industrial activities other than *minor industrial activities*)

- *Short term accommodation* (where involving a *holiday home*)
- *Park*
- *Major electricity infrastructure*

* *Extracted from Table 6.2.6.2.3 Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct. See also Table 5.5.6.3 - Limited Development Zone - Historical Subdivision Precinct for levels of assessment.*

Reconfiguring a lot (e.g. subdivision)

- Proposed (new) lots must be 2 hectares or greater (4000m² or greater where located in Harrisville).
- Boundary realignments where no new lots are created
- Access easements

* *Extracted from Table 5.6.1 - Reconfiguring a Lot*

Operational Works

- Advertising devices
- Car park (8 or more vehicle spaces on an impervious area)
- Filling or excavation

* *Extracted from Table 5.8.1 - Operational Work*

It is recommended that you talk to one of Council's planners if you are interested in any new development on land identified as Historical Subdivision Precinct.

NOTE: Some development listed above may require planning approval, so it is important to contact Council first to discuss any new development proposed for land within the Historical Subdivision Precinct.

Overlays in the Planning Scheme may also alter the levels of assessment. For example, the land may be included in the Flood Hazard Overlay. Please refer to **Section 5.10 Categories of Development and Assessment - Overlays** which will help determine whether an Overlay may trigger planning approval.

Building Approval

Planning approval should not be confused with building approval. The construction of a dwelling (Class 1a building), for example, also requires a Development Permit for Building Works issued by a Building Certifier under the Building Act 1975.

Related Information

How do I determine a level of assessment of material change of use, Zoning, Dwelling houses and secondary dwellings and Home based business fact sheets can be found on the Scenic Rim Council website [Fact Sheets - Scenic Rim Regional Council](#)

Talk to a Planner

Council's Planners are available for confidential discussions to help you navigate the Planning Scheme and how it affects you. Call 07 5540 5111 or alternatively email mail@scenicrim.qld.gov.au to make an appointment.

For more information

The Planning Scheme and mapping is available on [ePlan and Mapping](#) or on Council's website [Scenic Rim Planning Scheme 2020 – Scenic Rim Regional Council](#)

Hard copies of the Planning Scheme and mapping are also available for viewing at Council's Customer Service Centres.

Disclaimer

This fact sheet provides general information and is intended as a guide only. It may not be comprehensive in detail and as such, customers are encouraged to view the relevant sections of the *Scenic Rim Planning Scheme 2020* or talk to a planner. Fact sheets are prepared to assist the community in understanding parts of the planning scheme.