



Agenda

Ordinary Meeting

Tuesday, 20 June 2023

Time: 9.15 am
Location: Council Chambers
82 Brisbane Street
BEAUDESERT QLD 4285

Scenic Rim Regional Council

Ordinary Meeting

Tuesday, 20 June 2023

Agenda

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- 2 Attendance and requests for leave of absence**
- 3 Apologies**
- 4 Prayers**
- 5 Declarations of Prescribed or Declarable Conflict of Interest by Members**
- 6 Announcements / Mayoral Minutes**
- 7 Reception of Deputations by Appointment / Presentation of Petitions**
- 8 Confirmation of Minutes**
Ordinary Meeting - 6 June 2023
- 9 Business Arising from Previous Minutes**

10 Consideration of Business of Meeting

Executive

10.1 Show or Special Holiday 2024

Executive Officer: Chief Executive Officer

Item Author: Senior Executive Assistant -
Office of the Mayor and Chief Executive Officer

Attachments:

1. Letter - Office of Industrial Relations - 15 May 2023 [↓](#) 

Executive Summary

Each year, in accordance with the *Holidays Act 1983*, local governments are invited to request special holidays to be observed during the following year for districts in their area.

Recommendation

That:

1. Council note the community feedback of May 2022 that the first Monday of the annual Royal Queensland Show is the preferred public holiday for the Scenic Rim region; and
2. Council therefore nominate Monday, 12 August 2024 as a public holiday for the Scenic Rim region for 2024.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held 19 July 2022, Council resolved that:

1. Council thank the community for their feedback regarding future Royal Queensland Show holidays for the Scenic Rim region as detailed in the attached report;
2. Council confirm the first Monday of the annual Royal Queensland Show as the preferred public holiday for the Scenic Rim region; and
3. In response to the current request from the Office of Industrial Relations, Council therefore nominate Monday, 14 August 2023 as a public holiday for the Scenic Rim region for 2023.

Report / Background

The Office of Industrial Relations has recently written to invite Council to request special holidays to be observed during 2024 for districts in this local government area. A copy of that correspondence is attached for reference.

Submissions are due no later than 3 July 2023.

During May 2022, the Scenic Rim community was engaged in consultation on the preferred date for the Royal Queensland Show (EKKA) holiday from 2023 onward. The community's preference was Monday, the first week day of EKKA week.

The 2024 EKKA is scheduled for 10 to 18 August 2024, therefore Monday, 12 August 2024 would be the recommended date.

Budget / Financial Implications

Not applicable.

Strategic Implications*Operational Plan*

Theme: 3. Open and Responsive Government

Key Area of Focus: Strengthened community engagement and partnerships that improve shared expectation and commitment

Legal / Statutory Implications

Not applicable.

RisksStrategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR54 Ineffectively managing the political and government departmental relationships/partnerships, resulting in Council not achieving its major strategic objectives.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Reputation, Community & Civic Leadership Adverse impact on Council's reputation due to inattention to statutory obligations and responsibilities.	3 Moderate	Possible	Medium	Monitor and respond to State Government correspondence in a timely manner.	Low

Consultation

Community engagement was undertaken during May 2022.

Conclusion

It is recommended that Council nominate Monday, 12 August 2024 as a public holiday for the Scenic Rim region for 2024.



Office of
Industrial Relations

Department of Education

15 May 2023

Dear Chief Executive Officer,

As you may be aware, each year in accordance with the *Holidays Act 1983* local governments are invited to request special holidays to be observed during the following year for districts in their area.

If you wish to request special holidays to be observed during 2024 for districts in your local government area, please complete the attached request form and submit via email to info@oir.qld.gov.au by no later than **Friday, 3 July 2023**.

A local council requested special holiday is a public holiday only if it is in respect of an agricultural, horticultural or industrial show. Under federal industrial relations legislation, on a public holiday employees are, without loss of ordinary pay, entitled to be absent from work or refuse to work in reasonable circumstances. Employees who work on a public holiday are entitled to penalty rates in accordance with their award or agreement.

A special holiday for any other reason is not a public holiday but is a bank holiday only and under the *Trading (Allowable Hours) Act 1990*, is only a holiday for banks and insurance offices and under a directive of the *Public Service Act 2008*, a holiday for public service employees unless otherwise determined by a chief executive.

Upon receiving Ministerial approval, the holidays will be published in the Queensland Government Gazette. Confirmation of the approved special holidays together with a link to the Queensland Government Gazette will be emailed to your office.

Should you require further information regarding this process, please contact Ms Patricia Faulkner, Office of Industrial Relations on (07) 3406 9845 or email patricia.faulkner@oir.qld.gov.au.

Yours sincerely

A J (Tony) James
Assistant Director-General
Office of Industrial Relations

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Customer & Regional Prosperity

10.2 Scenic Rim Economic Snapshot 2021-2022

Executive Officer: General Manager Customer and Regional Prosperity

Item Author: Acting Principal Specialist Regional Prosperity

Attachments:

1. Scenic Rim Economic Snapshot 2021-2022 [↓](#) 

Executive Summary

The annual economic indicator data update for the Scenic Rim region has recently been released via .id (the population experts).

.id is a nationally recognised and widely used economic modelling tool which provides demographic and economic statistics for regions, including the ability to utilise an online economic and event impact calculator. Council subscribed to the service in February 2018, and it is available to Council and the public.

As outlined in the Scenic Rim Regional Prosperity Strategy 2020-2025 (the Strategy), it is important to track the performance of the economy through monitoring of a number of key performance measures which are available. In April 2023, Council published the progress of the implementation of the Strategy and Annual Report card, covering the period from 1 July 2021 to 30 June 2022.

Council is now presented with the Scenic Rim Economic Snapshot 2021-2022 (refer Attachment 1), highlighting the key economic indicators to provide insight into the performance of the economic during the 2021-2022 period.

Recommendation

That:

1. Council acknowledge the progress of the implementation of the Scenic Rim Regional Prosperity Strategy 2020-2025 that has contributed to the region's growing prosperity as evidenced in the Scenic Rim Economic Snapshot 2021-2022;
2. Council note the Scenic Rim Economic Snapshot 2021-2022 will be published on Council's website; and
3. Council delegate authority to the Chief Executive Officer to make minor grammatical and formatting changes to the Scenic Rim Economic Snapshot 2021-2022, if required, after its adoption, and prior to publishing on Council's website for public access, noting any such changes will be advised to Councillors prior to publishing.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 4 April 2023 (Item 10.5), Council acknowledged the progress of the implementation of the Scenic Rim Regional Prosperity Strategy 2020-2025 and Annual Report Card, covering the period from 1 July 2021 to 30 June 2022.

At the Ordinary meeting held on 10 May 2022 (Item 10.5), Council acknowledged the progress of the implementation of the Scenic Rim Regional Prosperity Strategy 2020 - 2025 that has contributed to the recovery and regional prosperity outlined in the Scenic Rim Economic Snapshot 2020-2021.

At the Ordinary Meeting held on 7 December 2021 (Item 10.6), Council resolved to acknowledge the progress of the implementation of the Scenic Rim Regional Prosperity Strategy 2020-2025 and Annual Report Card, covering the period since its adoption in February 2020 to 30 June 2021.

At the Ordinary Meeting held on 3 February 2020 (Item 11.1), Council adopted the Scenic Rim Regional Prosperity Strategy 2020-2025 and approved publishing it on Council's website and the Invest Scenic Rim website.

Report / Background

The Strategy is aligned with the Scenic Rim Community Plan 2011-2026, Scenic Rim 2026 Corporate Plan and annual Operational Plan. The Strategy supports five key development pillars identifying a range of opportunities for the region, which are being achieved through an action/implementation plan and being measured by key performance indicators and key economic indicators.

The Strategy's strategic framework is designed to support the creation of valuable local jobs for local residents. It was constructed based on research, analysis and engagement with stakeholders and built upon the levers of influence and role of local government and other government agencies in facilitating economic development.

This Strategy is being monitored to ensure it achieves its goal of supporting and contributing to growing valuable local jobs for residents. It is important to recognise that Council cannot control the economy, investment decisions or the creation of jobs, however it can be, and is, an enabler. As such, Council is measuring and tracking progress in two ways:

- Progress against the implementation of the Strategy's action plan and the identified target outcomes, which is regularly reported, and
- Economic outcomes, progress towards achieving the identified goal of creating valuable local jobs for residents, which is the purpose of this report.

While no organisation can fully control what takes place in the local economy, being strategic, planning and taking proactive actions in accordance with identified needs and opportunities will both mitigate risk and maximise returns for the region.

The Scenic Rim Economic Snapshot 2021-2022 presents the results based on the recently released 2021-2022 financial year economic statistics available through the economy.id online platform. These highlights include Gross Regional Product (GRP), business and employment trends, industry contribution to the local economy, unemployment statistics and building approvals.

The region's economy is performing strongly, with growth across a number of industries which contributed to an overall 9.8% increase in GRP, along with the creation of 827 additional jobs in the region when compared to 2020-2021.

The local economy as at 30 June 2022:

- GRP of \$2.09billion (Scenic Rim growth of 9.8% almost double that of Queensland, which had a 4.99% increase over same period), the highest for the region in the past 20 years.
- 16,007 jobs located in the Scenic Rim. There were over 827 net local jobs (available in the Scenic Rim) added between 2020-2021 and 2021-2022, with strong growth in employment for Construction, Health Care and Social Assistance, Education industries, Accommodation and Food Services and Professional, Scientific and Technical Services.
- The largest industry in terms of economic contribution was Agriculture, Forestry and Fishing (\$316.9m), while the Healthcare and Social Assistance industry provided the most amount of jobs (2,017 jobs).
- 5.4% Unemployment Rate for the period (most current data indicates an unemployment rate of 4.8% as at end of December quarter 2022).
- The total value of building approvals was \$182m, which represents the highest value since a peak for the region in 2016-2017 of \$194.88m, and the second highest for the period between 2008-2009 to 2021-2022.
- 20,800 residents are employed. An increase of 1,133 or 5.76% (compared to 4.99% increase for Queensland). This can be a reflection of economic conditions improving outside the region as well as people moving to the region but still working outside (working from home).
- A total of 4,738 local businesses are in the region. Of these, it is estimated 4,660 are registered for GST, with a net total of 196 new GST registered businesses in the Scenic Rim since 1 July 2021 to 30 June 2022.

This data is collated by .id, a nationally recognised and widely used economic tool, which provides demographic and economic statistics for regions, including the ability to utilise an online economic and event impact calculator. Council subscribed to the service in February 2018.

This tool allows Council to gain an in depth understanding of the region by reviewing key statistics in the local economy and compare these to State and National trends. The economic and event impact calculator utilise a simple input/output model which is utilised by Council Officers to assess events and where considered appropriate, recommend the provision of letters of support, as well as provide information to assist in the preparation of internal grant applications. In addition to Council officers, members of the public can access the demographic and economic statistics via the online platform on Council's website.

The .id system is used by over 300 local governments and regional authorities around Australia to provide a source of local demographic and economic data which is made available to the community. This is a 'public access' tool, which means that in addition to members of Council, our business community or potential investors can access the tool via the online platform, and download relevant statistics to assist with their research, modelling and investigations.

The economic and event impact calculator is only accessible by Council officers via username and password and used for internal purposes to do modelling that supports Council and local businesses applying for grants and funding.

The subscription to the platform provides Council with access to three different tools:

1. Economic Profile - Australia's leading economic modelling and detailed industry data at the local level. The tool partners with National Economics and also pulls ABS Census data, housing and development data, tourism and agricultural surveys, industry sector reporting and workforce information relevant to the region. This tool is particularly useful for economic development planning, workforce development, strategic planning and grants funding submissions.
2. Community Profile - A socio-demographic profiling tool. It presents data from the last five ABS Censuses, describes the role and function of our LGA and each town or hamlet within it, how they are changing over time and in comparison to other relevant areas.

3. Social Atlas - It delivers Census data in a suite of powerful thematic maps which show how target populations are distributed across a local government area. Over 180 councils across Australia subscribe to this information resource.

Additionally, as a subscriber to the economy.id package, Council can utilise the economic impact tool to model the direct and flow-on impacts (ie. economic productivity and jobs creation) of new investment in a region, or alternatively the loss of a business. As previously mentioned, Council also has the option of utilising the event impact tool to model the direct and flow-on impacts of hosting an event in the region.

The benefit of the .id tool is it uses independent modelling from the National Institute of Economic and Industry Research to show localised flow-on effects of economic productivity and jobs creation resulting from the impact of a project to other sectors and the total economy.

The economic impact model takes a bottom-up approach and is specifically tailored to the Scenic Rim economy, utilising a local input-output matrix that describes how the different industries in an economy interrelate and how supply chains operate in the local area. The impact of local production on areas outside the region is also modelled, based on Journey to Work information from the Census, updated for known recent employment projects.

Budget / Financial Implications

Subscription to this product is included in the adopted 2022-2023 Regional Prosperity Operational budget. The subscription is a cost of \$32,500 per year and represents a valuable return on investment to be able to gather such telling data and track the performance of the local economy.

Strategic Implications

Operational Plan

Theme: 2. Sustainable and Prosperous Economy

Key Area of Focus: 2.1.1 Guide and optimise the future economic prosperity of the region

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- SR53 Inadequate sustainable economic growth plans in place to appropriately maximise opportunities, resulting in increased pressures on Council and State infrastructure and social environmental cohesiveness.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment risks of	Residual Risk Rating
Financial and Economic Not setting or reaching achievable growth targets for our economy and regional prosperity. Local business and economic recovery following COVID-19	Moderate	Possible	Medium	Ensuring all a range of actions are implemented to assist in the recovery of our local economy post-COVID-19.	Low

Consultation

The Regional Prosperity team have continued ongoing engagement with .id regarding availability of data, enquiries and economic modelling.

In May 2023, .id representatives provided the Councillors with an outline of key economic indicators, trends, performance of the Scenic Rim and made comparisons to the performance of other regions.

In March 2023, the Regional Prosperity team provided an update of activities delivered under the Strategy for the period from 1 July 2021 30 June 2022, which informed the development of the Strategy Annual Report Card July 2021-2022.

In November 2022, .id representatives provided the Councillors with an in-depth overview of the results from 2021 Census data for the Scenic Rim, including any trends and significant changes from 2016 and comparisons to other regional areas, Queensland and Australia.

In March 2022, .id representatives provided the Councillors an outline of key economic indicators, trends, performance of the Scenic Rim and made comparisons to the performance of other regions.

In October 2020, .id representatives provided the Councillors with a further in-depth analysis of COVID-19 impacts and overview of the event and economic modelling tool.

In August 2020, .id representatives provided the Councillors with a concise and targeted local economic analysis of COVID-19 impacts.

In May 2020, Preliminary results utilising the COVID-19 Economic Outlook Tools were referenced in the report on the Economic Stimulus Package Update, which was presented to the Councillors.

Conclusion

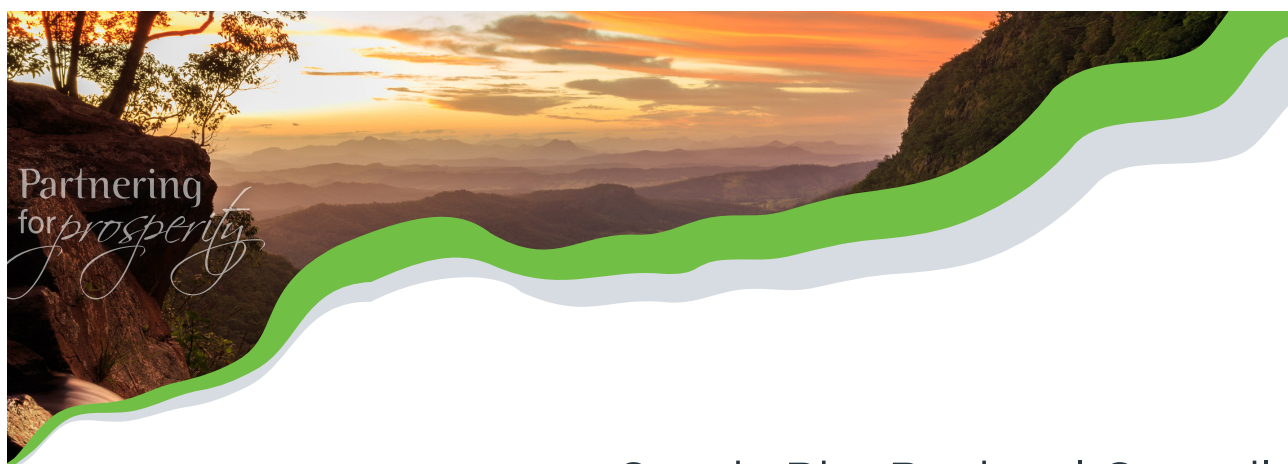
The annual economic data update for the Scenic Rim has recently been released via .id (the population experts). This economic data informed the development of the Scenic Rim Economic Snapshot 2021-2022.

It is the intention to maintain Council's ongoing subscription to the .id platform. The tool is 'open source', which means that members of our business community, community organisations or potential investors in the Scenic Rim region can access the data via the online platform to assist with their modelling and investigations.

The Regional Prosperity team will continue to utilise the modelling tools to assist in supporting grant applications, letters of support and the sponsorship/financial assistance for significant events and also respond to any data requests and to model the impacts of Council activities and initiatives.

As outlined in the Strategy, it is important to track the performance of the economy through the monitoring of a number of key performance measures which are available.

Representatives from the Regional Prosperity team will present the final designed version of the Scenic Rim Economic Snapshot 2021-2022, which highlights key economic indicators that provide insight into the performance of the economy during the 2021-2022 period. Once adopted by Council this will be shared on Council's website.



Scenic Rim Regional Council

Scenic Rim Snapshot 2021-2022

Take a look at the current economic environment in the Scenic Rim

In February 2020, Scenic Rim Regional Council adopted the region's first ever strategy focused on economic growth. The Scenic Rim Regional Prosperity Strategy 2020-2025 sets a clear direction and roadmap for our future economic growth and sustainability. It supports the vision shared by Council and our community for a region that enjoys a sustainable and prosperous economy, as outlined in the Scenic Rim Community Plan 2011-2026.

The Strategy is designed to enhance our focus on the priorities that support our existing regional business community, while also ensuring we are properly prepared to welcome new contributors as part of our long-term pursuit of economic sustainability.

In addition to the traditional agricultural industries that underpin our local economy, the Scenic Rim has a vibrant and growing tourism sector which has experienced an increase in spend per visitor to the region compared to previous years. As a life style destination, growth in the Professional,

Scientific and Technical Services industry in the region has risen sharply with the capability of hybrid working environments.

Major infrastructure projects such as Beaudesert Enterprise Precinct and opportunities within the Bromelton State Development Area present further growth and development of the Scenic Rim region.

The Scenic Rim economy has continued to show remarkable resilience and this Economic Snapshot is delivered in the context of significant disruptions to the region due to the pandemic and the disaster events that have impacted the Scenic Rim since late 2019. Despite all these challenges, 2021-2022 was a year of significant achievements.

The Scenic Rim has seen strong growth across a number of sectors including agriculture, construction and professional, scientific and technical services which contributed to an overall **9.8%** increase in Gross Regional Product, along with **827** additional

jobs in the region, for the year ending 30 June 2022.

This Economic Snapshot outlines key statistics for 2021-2022, highlighting regional performance, particularly in terms of jobs growth. There are a number of key economic highlights which provide further insight into how the regional economy is progressing, which include:

- Unemployment, labour force and employment rates
- Building approvals
- Housing prices
- Gross Regional Product (GRP)

It is important to note that the Council does not control any of these economic statistics, however, through this strategy, the Council seeks to influence the economy.

Complementary to this Economic Snapshot is the Regional Prosperity Strategy Annual Report Card 2021-2022, available at www.scenicrim.qld.gov.au/rps

Acknowledgement of Country

Scenic Rim Regional Council acknowledges the traditional country of the Mununjali, Wangerriburra and Ugarapul Peoples of the Scenic Rim. We recognise that the Scenic Rim continues to have connections to cultural, spiritual, environmental, and economic importance and respect connection to Country. We pay our respects to Elders past, present and emerging, acknowledging the important role Aboriginal and Torres Strait Islander peoples play in shaping the future of our Region.



LOCAL ECONOMY AS AT JUNE 2022*



GRP

\$2.09
BILLION

JOBS LOCATED IN
THE SCENIC RIM



16,007

LARGEST
INDUSTRY
(economic value)

**AGRICULTURE,
FORESTRY AND
FISHING**



20,800

RESIDENTS EMPLOYED

5.4%
UNEMPLOYMENT
RATE

THE TOTAL VALUE
OF BUILDING
APPROVALS WAS

\$182M

4,738 BUSINESSES

LARGEST EMPLOYER
(BY INDUSTRY)

**HEALTHCARE AND
SOCIAL ASSISTANCE**



\$38.9M

TOTAL VALUE OF
INTERNATIONAL EXPORTS
BY INDUSTRY

* based on data made available via economy.id in May 2023



TOP FIVE SECTORS 2021-2022

ECONOMIC CONTRIBUTION

INDUSTRY	\$m
Agriculture, Forestry and Fishing	\$316.9m
Construction	\$180.5m
Public Administration and Safety	\$163.9m
Health Care and Social Assistance	\$156.8m
Education and Training	\$108.2m

Source: National Institute of Economic and Industry Research (NIEIR) ©2023.



Tourism is not identified as a specific industry under Australian Bureau of Statistics industry classifications.

EMPLOYMENT (NUMBER OF JOBS)

INDUSTRY	Number of Jobs
Health Care and Social Assistance	2,017
Education and Training	1,829
Agriculture, Forestry and Fishing	1,737
Construction	1,700
Accommodation and Food Services	1,565

Source: National Institute of Economic and Industry Research (NIEIR) ©2023.

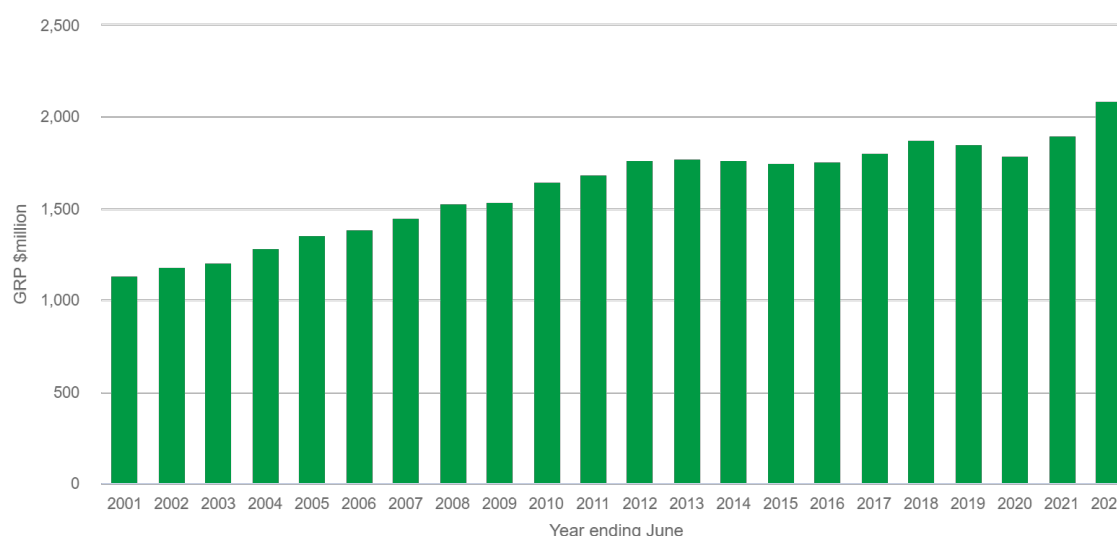


Gross Regional Product and Industry Value Add

Significant economic growth has occurred in the Scenic Rim, with a **9.8%** increase between 2020-2021 and 2021-2022, compared to a **4.99%** increase in Queensland. The Scenic Rim's GRP has steadily been increasing over the past 20 years, however slowed since 2012 due to impacts from drought, flood and bushfires.

Gross Regional Product

Scenic Rim Regional Council



Source: National Institute of Economic and Industry Research (NIEIR) ©2023 Compiled and presented in economy.id by .id (informed decisions)

.id informed decisions

GRP
\$2.09 BILLION
 (9.8% increase)
 Highest in last 20 years.
 Scenic Rim growth almost **double** Queensland growth



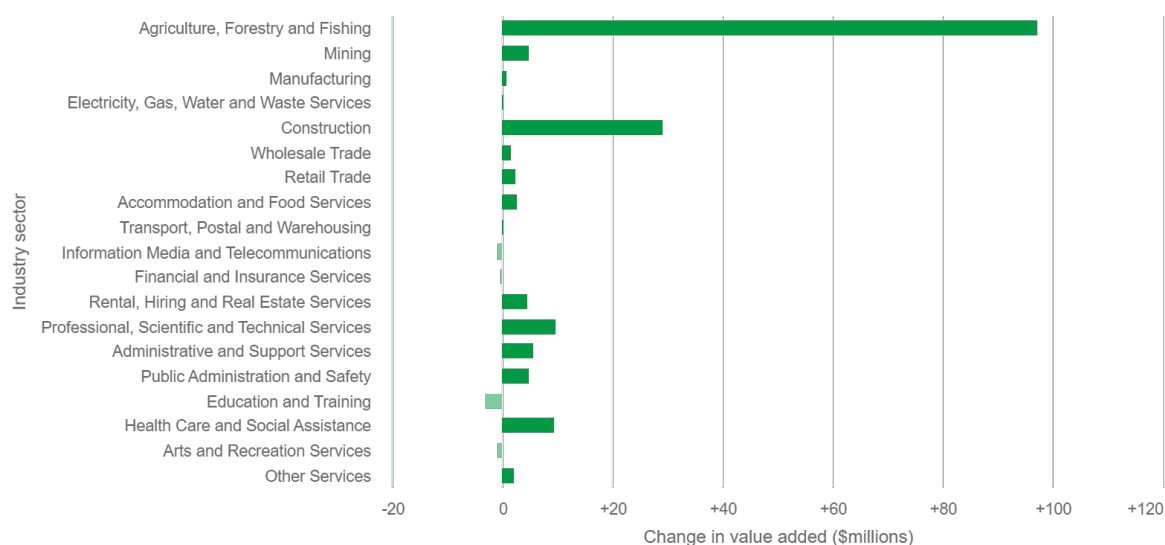
Agriculture, Forestry and Fishing, Construction, Public Administration and Health Care and Social Assistance are the region's most profitable industries.

The increased economic activity resulting from strong growth in these profitable industries can have indirect job creation effects in industries that provide goods and services to support these industries which may include other local suppliers, transportation and professional services.

The flexibility to work from home post the COVID-19 pandemic has contributed to an increase in employees within the Professional, Scientific and Technical Services industry moving into the region due the attraction of a life style destination, technical capabilities and access to international airports.

Change in value added by industry sector, 2020/21 to 2021/22

Scenic Rim Regional Council



Source: National Institute of Economic and Industry Research (NIEIR) ©2023 Compiled and presented in economy.id by .id (informed decisions).

.id informed decisions



EMPLOYMENT

**OVER 827 NET
LOCAL JOBS**

created in the
year ending 30 June 2022

**OVER
1,700 JOBS**

created over the
last five years.

An analysis of the jobs held by the local workers in the Scenic Rim in 2021-2022 shows the three largest industries were:

- **Health Care and Social Assistance**
(2,017 people or 12.6%)
- **Education and Training**
(1,829 people or 11.4%)
- **Agriculture, Forestry and Fishing**
(1,737 people or 10.9%)

In combination these three industries accounted for 5,583 people in total or 34.9% of the local workers.

The increase in the Health Care and Social Assistance industries can be attributed to the ageing population in the region and the growing demand for services to cater for elderly residents.

The overall number of local jobs in the region increased by 827 in the year ending 30 June 2022. Significant increase in jobs were seen in the following industries:

- **Construction** (+239 local workers)
- **Health Care and Social Assistance** (+177 local workers)
- **Education and Training** (+119 local workers)
- **Accommodation and Food Services** (+113 local workers)

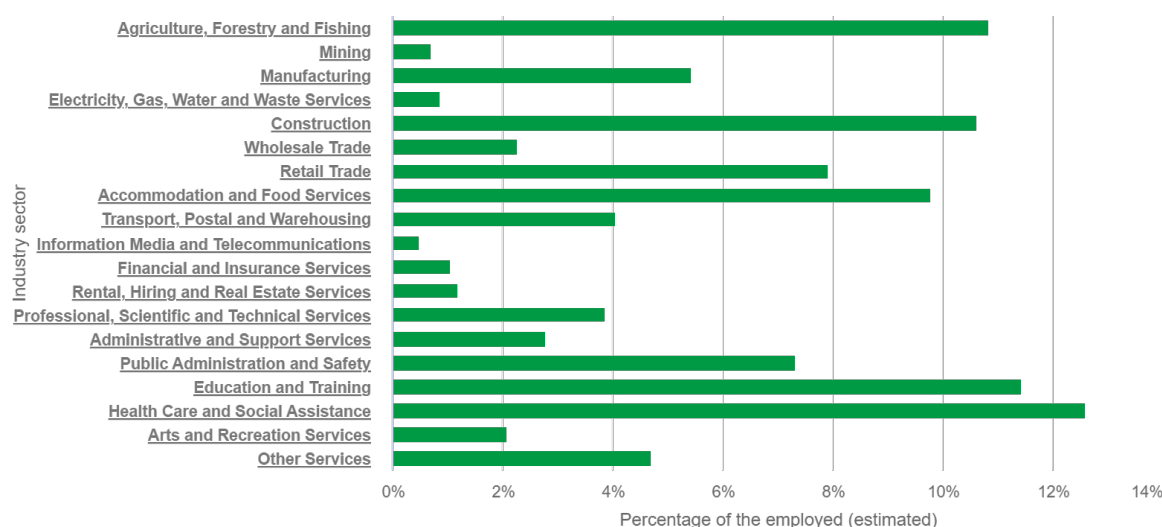
The strong increase in the value of building approvals year on year has led to further demand for construction workers in the region with another strong result on track for

both residential and non-residential building projects.

However, downfall in the following industries: Arts and Recreation Services, Transport, Postal and Warehousing and Information Media and Telecommunications.



Employment (total) by industry 2021/22



Source: National Institute of Economic and Industry Research (NIEIR) ©2023 Compiled and presented in economy.id by .id (informed decisions).

.id informed decisions

BUSINESS TRENDS

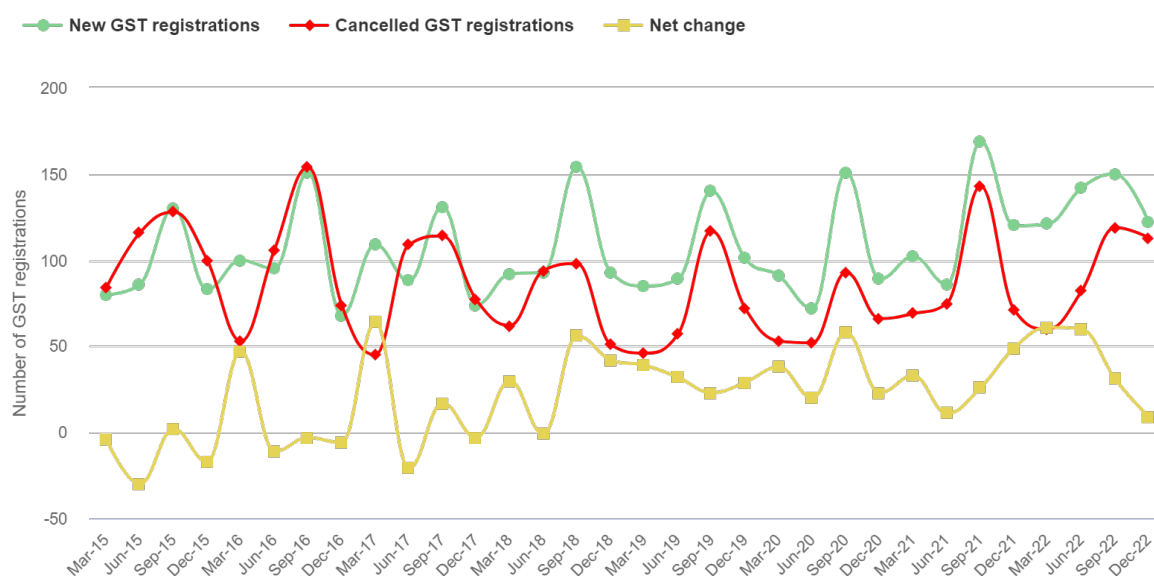
A total of **4,738** local businesses are in the region. Of these, it is estimated 4,660 are registered for GST in the Scenic Rim in the June 2022 quarter. Population movement and working from home can support increased local spend and therefore trigger businesses to be registered for GST.

Since June 2018 the region has experienced positive quarterly business registrations with approximately **600** net new businesses being registered.

**APPROX.
196 NEW**
GST registered businesses
in the Scenic Rim for the period
1 July 2021 to 30 June 2022.

Change in GST registered business

Scenic Rim Regional Council - All industries



Source: National Institute of Economic and Industry Research (NIEIR) null ©2020 Compiled and presented in economy.id by .id (informed decisions).

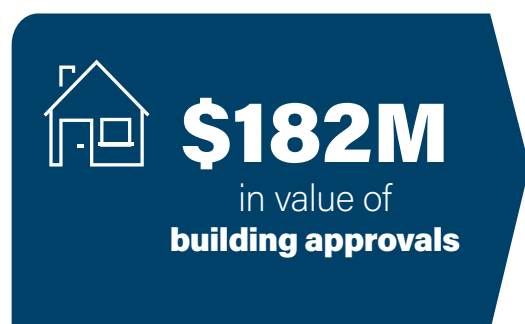
.id informed decisions



BUILDING

For 2021-2022, total value of building approvals was \$182m, this being the highest value since a peak for the region in 2016-2017 of \$194.88m, and the second highest for the period between 2008-2009 and 2020-2021. As of February 2022-2023 Financial Year to Date, total building approvals stand at nearly \$111m, putting the region on target for another strong year end result.

The increase in non-residential building approvals continues to lead to the creation of jobs in the construction industry. As construction in non-residential building approvals increase, it generates demand for various goods and services, including construction materials, equipment and labour. This increased economic activity contributes to GRP growth. As the number of non-residential building projects increases, so does the demand for these workers leading to further job creation in the region.



Value of total building approvals

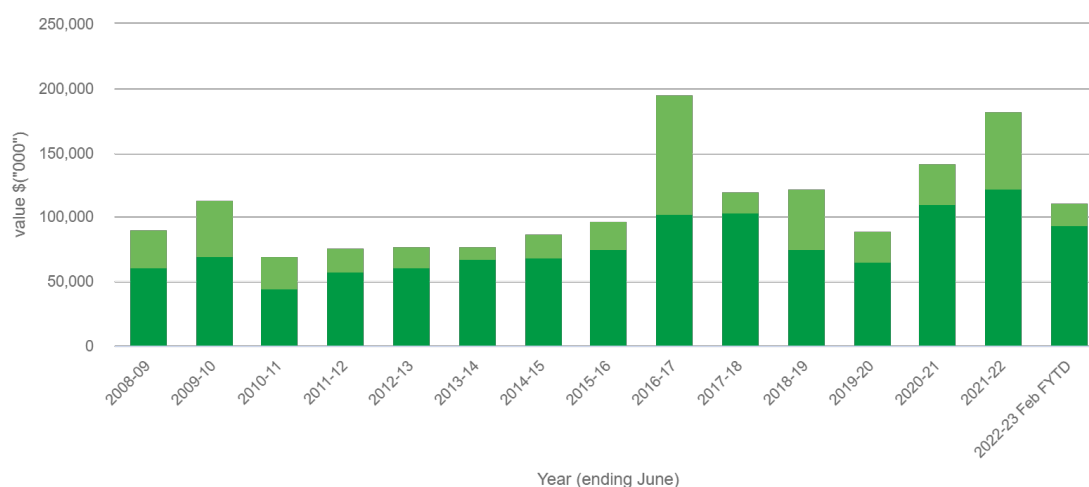
Financial year	Scenic Rim Regional Council		
	Residential \$m	Non-residential \$m	Total \$m
2022-23 Feb FYTD	93,569	17,436	111,005
2021-22	122,589	59,465	182,054
2020-21	110,387	31,183	141,571
2019-20	65,054	24,689	89,743
2018-19	75,000	47,405	122,405
2017-18	104,098	16,228	120,325
2016-17	102,589	92,289	194,878
2015-16	75,521	21,970	97,491
2014-15	69,125	18,080	87,205
2013-14	67,572	10,056	77,627
2012-13	61,638	15,985	77,623
2011-12	57,645	18,609	76,255
2010-11	45,095	25,242	70,337
2009-10	69,640	43,630	113,270
2008-09	60,619	30,030	90,649

Source: Australian Bureau of Statistics, Building Approvals, Australia, catalogue number 8731.0

Value of total building approvals

Scenic Rim Regional Council

Non Residential Residential



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in economy.id by .id (informed decisions).

.id informed decisions



TOURISM

During the COVID-19 pandemic, the Scenic Rim enjoyed strong growth from domestic visitors within the tourism sector. As international travel recommenced in 2022, the number of visitors to the region decreased slightly, yet there was an overall increase in yield from visitors seeing an increase in spend per visitor within the region compared to previous years.

As at 30 June 2022 the region experienced over **1 million** domestic day trips and **993,000** domestic visitor nights. There were **6,224** international visitors nights in the region during this period, down compared to previous years due to the closure of international borders as a result of the COVID-19 pandemic.

The region is well placed to take advantage of welcoming international tourists back to the Scenic Rim with the ease in border restrictions and increased international exposure of the regions natural beauty expected to attract a large number of visitors moving forward.

1 MILLION
domestic day trips
993,000
domestic visitor nights
6,224
international visitors nights

Source: Tourism Research Australia, Unpublished data from the National Visitor Survey and International Visitor Survey 2021/22

To view detailed economic information about the Scenic Rim area, please visit <https://economy.id.com.au/scenic-rim>

For further information or if you would like to connect with Council's Regional Prosperity team, please contact 07 5541 5111 or email prosperity@scenicrim.qld.gov.au

Source: National Institute of Economic and Industry Research (NIEIR) ©2021 Compiled and presented in economy.id by .id (informed decisions).

SCENIC RIM

REGIONAL COUNCIL

10.3 Adoption of a Major Amendment (Amendment No. 3) and Administrative Amendment (Amendment No. 7) to the Scenic Rim Planning Scheme 2020

Executive Officer: General Manager Customer and Regional Prosperity

Item Author: Principal Specialist Strategic Planning

Attachments:

1. Letter from Hon Steven Miles MP giving approval to adopt Amendment No.3 [!\[\]\(b1b781be830eb908d845c527ab08d5f8_img.jpg\)](#) [!\[\]\(2176a4ba510fa27404d783166e891577_img.jpg\)](#)
2. Scenic Rim Planning Scheme Amendment No.3 [!\[\]\(a3b1c8d49688274496e55f2751cb8993_img.jpg\)](#) [!\[\]\(428d7e9195be7f8a26074c24b6c91839_img.jpg\)](#)
3. Scenic Rim Planning Scheme Amendment No.7 [!\[\]\(ed97b77223b22ee5f7630fce8232c643_img.jpg\)](#) [!\[\]\(09fbf882b1c74e1d905570cb87137f75_img.jpg\)](#)

Executive Summary

On 19 April 2023, Council received notice from the Deputy Premier that the proposed Major Amendment to the Scenic Rim Planning Scheme 2020 (Amendment No.3) may be adopted. This report outlines the details of this notice and the recommended adoption and commencement of the Major Amendment.

An Administrative Amendment is also proposed for adoption and commencement in concurrence with the Major Amendment in order to correct some minor errors and inconsistencies that have been identified through the implementation of the Scenic Rim Planning Scheme 2020.

A commencement date of 30 June 2023 is proposed for both amendments.

Recommendation

That:

1. Council adopt the proposed Major Amendment to the Scenic Rim Planning Scheme 2020 (Amendment No.3) for commencement on 30 June 2023, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules; and
2. Council adopt the proposed Administrative Amendment to the Scenic Rim Planning Scheme 2020 (Amendment No. 7) for commencement on 30 June 2023, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules.

Previous Council Considerations / Resolutions

- At the Ordinary Meeting held on 6 December 2022, Council resolved to:
 1. Note the Draft Amendment 3 Consultation Report;
 2. Adopt the proposed changes to the draft Scenic Rim Planning Scheme 2020 Amendment No.3;
 3. Request approval from the Minister for State Development, Infrastructure, Local Government and Planning to adopt the proposed amendment in accordance with the requirements of the Planning Act 2016 and Chapter 2, Part 4 of the Minister's Guidelines and Rules;
 4. Rename the definition of 'mountain community' in the Draft Amendment No. 3 and further consequential changes to the Scenic Rim Planning Scheme 2020, to 'Tamborine Mountain Community', should that be possible within the scope of the current amendment process and timetable, otherwise to be referred for consideration in the next available Major Amendment Pack.

- At the Ordinary Meeting held on 10 May 2022, Council resolved to endorse undertaking public consultation of the attached Scenic Rim Planning Scheme 2020 Draft Amendment No.3 in accordance with the requirements of the Planning Act 2016 and Chapter 2, Part 4 of the Minister's Guidelines and Rules.
- At the Ordinary Meeting held on 21 September 2021, Council resolved to:
 1. Endorse the Scenic Rim Planning Scheme 2020 Draft Amendment No.3 to undertake a state interest review in accordance with the requirements of Chapter 2, Part 4 of the Minister's Guidelines and Rules; and
 2. Request approval from the Minister for State Development, Infrastructure, Local Government and Planning to undertake public consultation on the draft amendment package following the state interest review in accordance with the requirements of the Planning Act 2016 and Chapter 2, Part 4 of the Minister's Guidelines and Rules.
- At the Ordinary Meeting held on 9 February 2021, Council resolved to prepare a Major Amendment to the Scenic Rim Planning Scheme 2020 in accordance with Section 18 of the *Planning Act 2016* and Part 4 of the Minister's Guidelines and Rules.

Report / Background

Major Amendment (Amendment No. 3)

In keeping with Council's commitment to continually amend the Scenic Rim Planning Scheme 2020 (Planning Scheme) to ensure it remains up to date and relevant, a Major Amendment has been prepared that includes a variety of changes to improve policy matters identified in the first year of its implementation. The proposed amendments also aim to resolve a number of outstanding matters that were raised during the public consultation of the draft instrument in 2018 and 2019.

There are 20 items included in the amendment (refer Attachment 2), which are listed as follows:

1. Facilitation of small-scale craft breweries and distilleries;
2. Amendment to facilitate groundwater extraction for water supply in the Rural Zone - Tamborine Mountain Precinct;
3. Amendment to enable subdivision of land divided by a State-controlled road in the Rural Zone;
4. Amendments to the Dual Occupancy Code and level of assessment for Dual Occupancies;
5. Inclusion of Lot 2 on RP27261 in the Rural Zone;
6. Amendment to floor level requirements for non-residential buildings in the Flood Hazard Overlay Code;
7. Amendment to Animal Keeping requirements in the Low Density Residential Zone - Mountain Residential Precinct;
8. Reduction of side and rear setbacks for lots 1 hectare or less in the Rural Zone (Where no precinct applies);
9. Amendment to include Local utility as Accepted development for Operational Work involving a car park;
10. Amendment to make Animal Keeping involving Kennels an inconsistent use in the Township Zone (Township Residential Precinct);
11. Inclusion of an Administrative Definition and map to define the Tamborine Mountain Community area;
12. Inclusion of a note to Domestic Outbuilding Definition;
13. Inclusion of a new boundary realignment definition in Schedule 1;
14. Amendment to Table of Assessment for Overlays to clarify waterway buffer triggers;

15. Amendment to Bushfire Hazard Overlay Code to include additional requirements for safe access;
16. Amendment to the Table of Assessment for Tourist Parks in the Rural Zone;
17. Amendment to enable extensions to Dwelling Houses as accepted development in the Major Centre and Mixed Use Zones;
18. Amendments to Industry Thresholds for industrial use definitions;
19. Inclusion of a new Administrative Definition for Mobile Vendors; and
20. Amendments to the Strategic Framework to clarify support for tourism activities in the Township Zone.

The draft Major Amendment underwent public consultation in accordance with the requirements of the Minister's Guidelines and Rules (MGR) between 18 May 2022 and 3 July 2022 (33 business days).

Changes were made in response to matters raised in submissions and on 6 December 2022, Council endorsed the updated draft amendment and sought approval from the Deputy Premier (Minister) to adopt the proposed amendment in accordance with the requirements of the *Planning Act 2016* and Chapter 2, Part 4 of the MGR.

On 19 April 2023, the Minister advised that Council could adopt the proposed amendment and there were no conditions attached to this advice (refer Attachment 1).

The correspondence from the Minister also commended Council for making amendments that aim to increase water security and resilience for the Tamborine Mountain community and notes that Council is endeavouring to further improve water security on Tamborine Mountain by considering increasing the size of mandated water tanks for new developments. This matter continues to be investigated by Council officers and is an implementation action of the Scenic Rim Growth Management Strategy 2041 and included in the adopted Strategic Planning Program 2022-2027.

Administrative Amendment (Amendment No.7)

An Administrative Amendment (refer Attachment 3) is proposed to correct some minor errors and inconsistencies that have been identified through the implementation of the Planning Scheme.

Consistent with the scope of an Administrative Amendment prescribed in the MGR, minor corrections are proposed that will correct or change:

- a) an explanatory matter;
- b) the format or presentation;
- c) a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme;
- d) a factual matter incorrectly stated in the planning scheme;
- e) a redundant or out-dated term;
- f) inconsistent numbering of provisions;
- g) incorrect cross-references; and
- h) terms used in the Planning Scheme to reflect amendments to the regulated requirements under the *Planning Act 2016*.

There are no changes proposed that affect matters of policy in the Planning Scheme.

It is proposed that the Administrative Amendment commence in concurrence with the Major Amendment to maximise efficiencies in the costs and resources associated with the publication of the Planning Scheme and public notices.

Commencement of amendments

The proposed commencement date for both amendments is Friday, 30 June 2023. This date aligns with the publication of the Queensland Government Gazette and enables Council officers to publish the updated version of the Planning Scheme on the ePlan and make updates to Council's website.

Budget / Financial Implications

Preparation of the amendments is included within existing Strategic Planning adopted 2022-2023 Operational Budget and resources.

Strategic Implications*Operational Plan*

Theme: 4. Relaxed Living and Rural Lifestyle

Key Area of Focus: Advocacy for outcomes that are compatible with the clear and comprehensive vision for the region

Legal / Statutory Implications

The *Planning Act 2016* references a statutory instrument called the MGR, which sets out the process for making and amending local planning instruments. The amendments have been prepared in accordance with the statutory requirements of the MGR.

RisksStrategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR51 Ineffective, inaccurate and/or inappropriate communication and relationship/stakeholder management impacting Council's ability to fulfil its strategic objectives.

SR52 Ineffective and/or unrealistic strategic plans which are not appropriately scoped or resourced, resulting in missed opportunities, re-work, failure to deliver objectives and loss of confidence by community.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Governance, Risk & Compliance Failure to comply with statutory obligations and responsibilities	3 Moderate	Possible	Low	Ensuring the process for preparing the amendment to the Planning Scheme follows the requirements of the Planning Act 2016.	Low

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Reputation, Community & Civic Leadership Ineffective, inaccurate or inappropriate external communications	3 Moderate	Possible	Low	Ongoing communication as the amendment progresses through the statutory process with key stakeholders.	Low

Consultation

The proposed amendments have been identified by the various business units in Council that use the Planning Scheme. The Major Amendment underwent public consultation in accordance with the requirements of the MGR and a review of submissions resulted in a number of changes to the draft amendment.

Due to its minor nature, the Administrative Amendment does not require public consultation, a State Interest Review, or Ministerial approval.

If adopted, Council must publish a public notice about the amendments and a copy of the amendments must be given to the chief executive of the Department of State Development, Infrastructure, Local Government and Planning within the timeframe prescribed in the MGR.

Conclusion

The Minister has advised that in accordance with the MGR, the proposed Major Amendment to the Scenic Rim Planning Scheme 2020 (Amendment No.3) may be adopted by Council. The amendment package was prepared in alignment with Council's commitment to continually update the Planning Scheme and provides for improvement in a variety of policy matters while supporting the achievement of the desired intent for development in the region. It is recommended that the proposed Major Amendment be adopted alongside the proposed Administrative Amendment for commencement on 30 June 2023.



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure

Our ref: MC23/77

Your ref: 19/03/011

19 APR 2023

Councillor Greg Christensen
Mayor
Scenic Rim Regional Council
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Dear Councillor Christensen

Thank you for your letter of 14 December 2022 requesting approval to adopt the proposed Major Amendment No 3 (the proposed amendment), to the *Scenic Rim Planning Scheme 2020*. I am writing to notify you whether the proposed amendment may be adopted in accordance with chapter 2, part 4, section 21.5 of the Minister's Guidelines and Rules (MGR).

Officers from the Department of State Development, Infrastructure, Local Government and Planning (the department) have assessed the proposed amendment in accordance with the MGR, as well as the *Planning Act 2016*, the Planning Regulation 2017, the state interests contained in the State Planning Policy 2017 and the South East Queensland Regional Plan 2017 (*ShapingSEQ*).

I am pleased to advise in accordance with the MGR, I am satisfied the proposed amendment meets the requirements and the council may now adopt the proposed amendment.

Importantly, I understand the proposed amendment aims to increase water security and resilience for the Tamborine Mountain community. I commend the council for taking steps to increase water security and resilience on Tamborine Mountain, which I know has been an issue for the community for some time. I am advised that the council is continuing its work with the Department of Regional Development, Manufacturing and Water (DRDMW) and is considering increasing the size of mandated water tanks for new developments on Tamborine Mountain to further improve water security on Tamborine Mountain. I encourage you to continue this important work with the community and DRDMW to improve the shared understanding on how water is used on Tamborine Mountain.

If you require any further information regarding this matter, please contact Ms Katharine Wright, Chief of Staff in my office, by email at katharine.wright@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'SMiles'.

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on
Olympic and Paralympic Games Infrastructure



SCENIC RIM REGIONAL COUNCIL
SCENIC RIM PLANNING SCHEME 2020
AMENDMENT NO. 3

FOR COUNCIL'S ADOPTION

20 JUNE 2023

SCENIC RIM

REGIONAL COUNCIL



Scenic Rim Planning Scheme 2020

AMENDMENT NO.3

This is to certify that this is a true and correct copy of the *Scenic Rim Planning Scheme 2020* Amendment No. 3 adopted on <insert date> and commenced on <insert date>.

David Keenan

CHIEF EXECUTIVE OFFICER

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Preliminary

Short title

This amendment may be cited as *Scenic Rim Planning Scheme 2020 Amendment No. 3*.

Purpose

This Major Amendment is made in accordance with Chapter 2, Part 4 of the Minister's Guidelines and Rules (Version 1.1) made under the *Planning Act 2016* and prescribed in the *Planning Regulation 2017*.

The purpose of this Major Amendment is to update a range of policy matters that have been identified through the implementation of the planning scheme and matters that are outstanding from the public consultation of the draft Planning Scheme.

Application

This Major Amendment applies to the following version of the Scenic Rim Planning Scheme 2020:

Scenic Rim Planning Scheme 2020 (24 February 2023)

Item 1: Facilitation of small-scale craft breweries and distilleries

Summary

1. Amendment to enable *Low Impact Industry* involving craft brewing as Accepted Development in the zones that support commercial and tourism activities.
2. Amendment to enable *Medium Impact Industry* involving craft distilling as Code Assessable development in the zones that support commercial activities.

Explanation

Small scale and 'craft' brewing and distilling are increasingly popular activities that also have the potential to contribute to a key area of growth in the region's expanding tourism industry and provide further small business opportunities. Amendments to the Planning Scheme are proposed that further facilitate this use to support this burgeoning activity in light of the benefits it can generate for tourism development in the region.

1. Craft Breweries

Craft breweries are different to large-scale breweries because they have lower production volumes and are generally low impact in terms of matters such as noise, odour emissions and traffic generation.¹ Craft breweries can come in different sizes and with differing scales of production, such as a micro-brewery in a large industrial building versus a nano-brewery in a retail tenancy. They are often accompanied by associated *Shops, Function facilities* or *Food and drink outlets* where they serve their product and offer other services and experiences such as live music, niche retail, tours and community events.

An amendment is proposed to facilitate small scale craft brewing in the zones in the planning scheme that support commercial activities to enable the activity to occur without requiring a Development Permit and provide the opportunity to co-locate or combine with another commercial use.

The Planning Scheme identifies brewing as an industrial use and the activity falls within the *Low, Medium* or *High Impact Industry* land use definition, depending on the scale of the activity. Currently, as a *Low Impact Industry*, brewing of beverages must produce less than 50 tonnes (50,000L) per annum and is Code Assessable in the Industry Zone and the Commercial/Industrial Precinct of the Mixed Use Zone. In all other zones of the planning scheme, brewing of any scale is Impact Assessable.

The proposed change to the Planning Scheme seeks to enable a small-scale craft brewing activity to occur as Accepted Development in the zones that support commercial activities and where the activity is proposed in an *existing commercial building*. It is proposed to limit the scale of the activity to the current *Low impact industry* threshold, which is 50 tonnes (50,000L) per annum.

To illustrate the effect of the proposed amendment, the most common barrel size is approximately 200 Litres and at the proposed limit of 50,000L per annum, a brewing activity could produce approximately five barrels per week, or fill an average backyard swimming pool in a year.

If a *Low impact industry* involving small-scale brewing includes new building work, then it is proposed that Code Assessment be required against the relevant Zone Code and the suite of codes that generally apply in the Planning Scheme when new buildings are proposed as Assessment Benchmarks. All other *Low*

¹ Department of State Development, Manufacturing, Infrastructure and Planning Fact Sheet: Supporting craft brewing through planning schemes (2019): [Supporting the craft brewing industry through planning schemes \(rdmw.qld.gov.au\)](https://www.rdmw.qld.gov.au/supporting-the-craft-brewing-industry-through-planning-schemes)

impact industry or a brewing activity that exceeds the proposed threshold would remain Impact Assessable (and inconsistent development in accordance with the Overall Outcomes of the Zone Code).

2. Craft Distilleries

Similar to craft brewing, distilling is an increasingly popular activity that can make a positive contribution to the region's growing tourism industry. Due to the potential impacts (odour, vapours, and the use of hazardous materials), distilling is currently classed as a *Medium impact industry* use in the Planning Scheme where the development involves distilling alcohol in works producing less than 2500 Litres per annum.

Medium Impact Industry is Code Assessable in the Industry Zone and Impact Assessable in all other zones. Distilling more than 2500 Litres makes the use a *High impact industry*, which is Impact Assessable in all zones in the Planning Scheme.

The proposed change to the Planning Scheme seeks to enable *Medium impact industry* involving small-scale distilling of alcohol as Code Assessable development in the zones that support commercial activities. It is considered that the proposed assessment benchmarks that would apply through the Code Assessment process, which include the General Development Provisions Code, would enable a suitable assessment of the impacts of a proposed small-scale distillery to enable Council to impose suitable conditions to protect the amenity of neighbouring properties if required.

Notes:

1. Other land uses such as *Function facilities*, *Shops* or *Food and drink outlets* that may be associated with a proposed *Low impact industry* involving brewing up to 50,000 Litres would be subject to the requirements of the Planning Scheme.
2. *Existing commercial building* is defined in the Planning Scheme as an existing Class 5, 6, 8 and 9 building as specified in the Building Code of Australia.
3. *Minor building work* is defined in the Planning Scheme as building work that increases the gross floor area of a building by no more than the lesser of the following -
 - a. 50m²; or
 - b. an area equal to 5% of the gross floor area of the building.

State Interests

State Planning Policy 2017 - Planning for Safety and resilience to hazards: Emissions and hazardous activities

The proposal takes into consideration the State Interest component regarding Industrial development. In accordance with Policy (1) of this State Interest, the appropriate location, design and management mechanisms that avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment are addressed through the use of the nominated Accepted development and Code assessable development thresholds for *Low impact industry* - brewing beverages and *Medium impact industry* - distilling alcohol when located in the Minor Tourism zone.

In accordance with Policy (2) of this State interest, the *Low impact industry* - brewing beverages at the small-scale proposed, is not considered to be a hazardous activity within the identified zones that support commercial activities. Proposals involving distilling alcohol, even at a small-scale will be assessed against, among other benchmarks, the relevant Zone Code, the General Development Provisions Code and the Earthworks, Construction and Water Quality Code to determine whether the use, storage and disposal of hazardous materials associated with distilling alcohol has been sufficiently addressed and is met by the proposal.

State Planning Policy 2017 - Planning for Economic Growth – Tourism

Within this State Interest, Policies (1), (2), (3) and (4) are relevant to the proposed amendment. The zones that support commercial activities include complementary and compatible land uses which mitigate the

presence of sensitive uses. Craft breweries and small scale alcohol distilleries complement and enhance the local character and the social and cultural values of the region, and draw upon the natural and landscape assets for which the Scenic Rim is renown.

The proposed assessment levels for craft breweries and alcohol distilleries will assist in servicing and supporting the tourist experience within the Scenic Rim by increasing and diversifying tourist opportunities and generating additional economic growth.

The proposed amendment also aligns with the *Queensland Craft Brewing Strategy* (November 2018) prepared by the Department of State Development, Manufacturing, Infrastructure and Planning by recognising the unique requirements of small scale craft breweries through tailored planning controls.

Proposed Changes

1. In Part 5, Tables of Assessment, Section 5.5 amend the Material Change of Use Tables to include:

- a. Low impact industry as:
 - i. Accepted development where involving brewing beverages up to 50,000 Litres per annum and where in an *existing commercial building* and not involving building work other than *minor building work*; and
 - ii. Code assessable development if not Accepted and where involving brewing of beverages up to 50,000 Litres per annum; and
- b. Medium impact industry as Code Assessable where involving distilling alcohol in works producing less than 2,500 Litres of alcohol per annum;

in the following Zones:

- a. District Centre Zone, Table 5.5.3.1;
- b. Local Centre Zone, Table 5.5.7.1;
- c. Major Centre Zone, Table 5.5.10.1;
- d. Major Tourism Zone, Table 5.5.11.1;
- e. Minor Tourism Zone, Table 5.5.12.1;
- f. Neighbourhood Centre Zone, Table 5.5.14.1;
- g. Township Zone (Where no precinct applies), Table 5.5.19.1.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry	Accepted	
	<p>If:</p> <p>(1) involving brewing beverages up to 50,000 Litres per annum; and</p> <p>(2) where located in an existing commercial building; and</p> <p>(3) not involving building work (other than minor building work).</p>	Not Applicable
	Code assessment	
	If not Accepted and involving brewing of beverages up to 50,000 Litres per annum.	Relevant Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry	Code assessment	
	If involving distilling alcohol in works producing less than 2,500 Litres of alcohol per annum	Relevant Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

2. In Part 6, Zones, amend the overall outcomes (2)(b) in the zones listed in no. 1 above to include a new clause as shown below to allow for *Low impact industry* and *Medium impact industry* as land uses that are intended to occur in the zone and renumber remaining outcomes accordingly:

(b) **Land uses:**

[\(viii\) include *Low impact industry* where involving brewing beverages up to 50,000 Litres per annum.](#)

[\(ix\) include *Medium impact industry* where involving distilling alcohol in works producing less than 2,500 Litres of alcohol per annum.](#)

3. In Part 6, Zones, for the zones listed in no.1 above, amend the table for Consistent Uses and Potentially Consistent Uses to include an additional line for *Low impact industry* under a new heading for *Industrial Activities* as shown below.

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Industrial Activities	
Low impact industry (where involving brewing beverages up to 50,000L per annum) Medium impact industry (where involving distilling alcohol in works producing less than 2,500 Litres of alcohol per annum).	

4. In Part 3, Strategic Framework, Section 3.5 - Growing Economy, Table 3.5.2 Strategic Outcomes, Element: Centre Hierarchy, amend no. 11 to accommodate small-scale brewing as a low impact industry that is supported fronting High Street in the Boonah District Centre.

(11) Low impact industries are supported in the District Centres where:

- (a) the potential for land use conflict with other uses expected in the centre is effectively mitigated; and
 (b) not fronting High Street in the Boonah District Centre [\(except where involving brewing beverages up to 50,000 Litres per annum\).](#)

5. In Part 3, Strategic Framework, Section 3.5 - Growing Economy, Table 3.5.2 Strategic Outcomes, Element: Industry and Employment, include a new outcome (2) as shown below and renumber subsequent outcomes accordingly.

[\(2\) Industrial activities involving small-scale craft brewing or distilling are supported in the District Centre Zone, Local Centre Zone, Major Centre Zone, Major Tourism Zone, Minor Tourism Zone, Neighbourhood Centre Zone and Township Zone \(Where no precinct applies\), where potential adverse off-site environmental impacts can be mitigated.](#)

Item 2: Amendment to facilitate groundwater extraction for water supply in the Rural Zone - Tamborine Mountain Precinct

Summary

Amendment to facilitate groundwater extraction as Code Assessable development in the Tamborine Mountain Rural Precinct where the water is used for *water supply*.

Explanation

Recent water shortages resulting from extended drought on Tamborine Mountain has highlighted the need for additional local water suppliers to cater for increased demand for the refilling of domestic water tanks in the local area. The Planning Scheme currently requires Impact Assessment for a *Utility installation* involving groundwater extraction to cater for provision of bulk water to on-site storage facilities on Tamborine Mountain.

The application fee for an Impact Assessable development application, combined with the increased risk of third party appeals associated with the public submission process makes it prohibitive for new suppliers to obtain a Development Permit to establish a new use that caters for local water supply.

An amendment is proposed to enable groundwater extraction to occur as Code Assessable development where it is for a *Utility installation* involving groundwater extraction (including processing and transport) for *water supply*. A new Administrative Definition for *water supply* is proposed to clarify the meaning of the term in relation to commercial groundwater extraction.

The **existing** *Utility installation* definition from Schedule 1, Table SC1.1.2 of the Planning Scheme is provided below:

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>Utility installation</i>	means the use of premises for— <u>(a) a service for supplying or treating water,</u> hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	sewerage treatment plant, pumping station, water treatment plant, <u>groundwater extraction for water supply</u> (including processing and transport), minor utility installation	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot

It is proposed that this provision for a *Utility installation* apply to the Tamborine Mountain Rural Precinct only, due to the potential amenity impacts (noise) associated with the use. This is consistent with the existing policy in the Planning Scheme for groundwater extraction for water supply in the Rural Zone (Where no precinct applies).

Notes:

1. Under Council's Local Laws, water carriers delivering drinking water must apply for a mobile food business license to comply with the *Food Act 2006*.
2. A new *Utility installation* for *water supply* would be exempt from the current Moratorium Notice made under Section 30 of the *Water Act 2000* applying to the Tamborine Mountain and Springbrook areas because it involves the construction of works by a registered service provider under the *Water Supply (Safety and Reliability) Act 2008* for town water supply (ref. no.8 (d) of the Moratorium Notice, dated 6 March 2020).

State Interests*State Planning Policy 2017 Planning for Infrastructure: Energy and water supply*

The proposal takes into consideration the State Interest whereby timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled. Relevant policies of this State interest include (1), (2), (3) and (4). Specifically, the proposal considers the availability of existing water infrastructure and identifies impediments to affordably and reliably service the needs of the Tamborine Mountain and surrounding communities in times of drought when insufficient water supply infrastructure is locally available.

The Tamborine Mountain Rural Precinct typically has lot sizes that are larger than 10,000m². The large lot size and the restricted uses in the Rural zone, assist in protecting the infrastructure from development that may otherwise compromise its integrity, efficient delivery and functioning. The location of the *Utility installation* in the Tamborine Mountain Rural Precinct, would also help to minimise adverse impacts such as noise and heavy truck movements on surrounding land uses and the natural environment.

Proposed Changes

1. In Part 5, Tables of Assessment, Table 5.5.17.3 - Rural Zone - Tamborine Mountain Rural Precinct, include *Utility installation* as Code Assessable development if involving *groundwater extraction* for *water supply* for domestic purposes as shown in tracked changes below:

Table 5.5.17.3 - Rural Zone - Tamborine Mountain Rural Precinct

Use	Categories of development and Assessment benchmarks for assessable development and requirements for accepted development	
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Code assessment	
	If involving <i>groundwater extraction</i> for <i>water supply</i>	Rural Zone Code General Development Provisions Code Landscaping Code Parking and Access Code
	Impact assessment	
	If not Accepted <u>or Code assessment</u>	The Planning Scheme

2. In Schedule 1 Definitions, SC1.2 Administrative Definitions, Table SC1.2.2 - Administrative Definitions, include the following new *Water supply* definition in the alphabetical place order.

Column 1 Administrative Term	Column 2 Definition
<u>Water supply</u>	<p>In respect to <u>groundwater extraction</u>, means provision of bulk water to on-site storage facilities to be used for the following:</p> <ul style="list-style-type: none"> a) <u>household and residential purposes;</u> b) <u>watering of animals;</u> c) <u>watering plants, garden or lawn; and</u> d) <u>non-residential uses where used on site and where not involving use for intensive manufacturing/production, or wholesale distribution.</u> <p><u>Examples include water supplied to dwelling houses, shops and nurseries.</u></p>

3. In Part 3, Strategic Framework, Section 3.4, Settlement Pattern, *Mountain Community*, under the existing paragraph for groundwater extraction for commercial purposes, include the following additional paragraph as shown in tracked changes below:

Groundwater extraction for commercial purposes is not supported in the Mountain Community as the activity detracts from the amenity of the sensitive residential and nature-based tourism areas, which represents the prevailing development pattern of the Tamborine Mountain plateau and escarpment. In particular, the volume of heavy vehicle traffic generated by the use is inconsistent with the amenity and character expectations of land located along the road network that services the Mountain Community, which is predominantly utilised for residential and tourist activities.

A Utility installation involving groundwater extraction for water supply is supported in the rural areas of the Mountain Community to facilitate the provision of bulk water to on-site storage facilities and where the off-site impacts can be mitigated.

4. In Part 3, Strategic Framework, Section 3.4, Table 3.4.2 Strategic Outcomes, Element: Mountain Community, include the following additional outcome (9) under existing outcome (8) and renumber remaining outcome accordingly:

(9) A Utility installation involving groundwater extraction for water supply is supported in the Rural Zone (Tamborine Mountain Precinct) to facilitate the provision of bulk water to on-site storage facilities and where the off-site impacts can be mitigated.

5. In Part 3, Strategic Framework, Section 3.5 - Growing Economy, Table 3.5.2 Strategic Outcomes, Element: Natural Resources and Sustainability, include the following additional outcome (8) under existing outcome (7) and renumber subsequent outcomes accordingly:

(8) A Utility installation involving groundwater extraction for water supply is supported in the Rural Zone (Tamborine Mountain Precinct) to facilitate the provision of bulk water to on-site storage facilities and where the off-site impacts can be mitigated.

6. In Part 6, Zones, 6.2.17 Rural Zone Code, 6.2.17.2 Purpose and Overall Outcomes, amend the overall outcomes for the Rural Zone - Tamborine Mountain Rural Precinct, by including the following additional outcome (4)(b)(viii) as shown below and renumber subsequent outcomes accordingly:

(b) Land Uses:

(viii) include a Utility installation involving groundwater extraction for water supply is supported in the Rural Zone (Tamborine Mountain Precinct) to facilitate the provision of bulk water to on-site storage facilities and where the off-site impacts can be mitigated.

7. In Part 6, Zones, 6.2.17 Rural Zone Code, 6.2.17.2 Purpose and Overall Outcomes, amend Table 6.2.17.2.3 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct, by including additional text against the existing provision for Utility installation as shown below:

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where involving a minor utility installation or where involving groundwater extraction for water supply)	<i>Air Service</i> (helipad only) <i>Major electricity infrastructure*</i>

Item 3: Amendment to enable subdivision of land divided by a State controlled road in the Rural Zone

Summary

Amendment to the Rural Zone Code to enable subdivision of one lot into two lots where the land is divided by a *State controlled road*.

Explanation

In alignment with the *Shaping SEQ South East Queensland Regional Plan 2017*, the planning scheme seeks to protect rural land for agricultural production and rural activities and it also reflects the regulatory provisions of the *Planning Regulation 2017*, which prohibits the creation of new lots under 100ha in the Regional Landscape and Rural Production Area (RLRPA).

However, Schedule 10, section 23 of the Planning Regulation provides for *exempt subdivision* that enables subdivision below the 100ha minimum in the RLRPA that divides 1 into 2 lots, if:

- a) the divided lot is severed by a road that was gazetted before 2 March 2006 or a State-controlled road; and
- b) the road forms the whole of the boundary between the lots.

There are several hundred parcels of land in the Rural Zone of the Planning Scheme currently severed by a road that was gazetted before 2 March 2006. An analysis of these land parcels was undertaken to determine appropriate policy measures to enable the suitable application of the *exempt subdivision* allowance of the Planning Regulation by applying the following considerations:

- the size and dimension of potential new lots;
- the constraints of the land (particularly the Environmental Significance, Bushfire Hazard, Flood Hazard, Steep Slope and Landslide Hazard Overlays);
- the road construction type and potential access to new lots (i.e. sealed, unsealed, unconstructed);
- existing land uses (including surrounding land uses); and
- the locality of potential new lots in regard to access to services and surrounding character.

In the majority of cases, the combination of the above considerations established that the creation of an additional lot was unsuitable in that the development would not contribute to the achievement of the purpose of the Rural Zone in the Planning Scheme, which is to:

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities that are compatible with:
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

The analysis also found that it was not evident that the road severance was obstructing the ability for the land to be used effectively for rural purposes as the land was generally located in relatively isolated locations with little passing traffic.

Notwithstanding, the analysis determined that lots severed by a State-controlled road may have the potential to accommodate the opportunity to apply the *exempt subdivision* provision of the Planning Regulation because in many cases, the severance potentially restricts the ability for the land to be used effectively for Rural activities.

Accordingly, an amendment is proposed to enable the opportunity to create a new lot in the Rural Zone (and RLRPA) where the existing lot is dissected by a State-controlled road and where the subdivision can achieve the proposed outcomes in the Rural Zone Code and the Strategic Framework. All other reconfiguring a lot in the Rural Zone where the land is severed by an existing road will be discouraged.

The proposed outcomes will require that a Reconfiguration of a lot that is severed by a State-controlled road:

1. results in lots of an appropriate size and configuration to sustain the productive capacity of the land for *Rural activities*;
2. facilitates improved land management practices for *Rural activities* that are restricted by the road severance;
3. creates an additional lot only if the new boundary aligns with the road severance and each lot has access from an existing constructed and sealed road;
4. does not contribute to conflict between existing surrounding *Rural activities* and residential uses or ribbon development along rural roads;
5. does not further limit the potential for *Rural activities* to occur where lots are constrained by natural hazards, including riverine flooding, steep slope and bushfire hazard;
6. protects important ecological values including protected vegetation, waterways, important landscape features and view corridors; and
7. provides for lots that have access to safe and reliable water supply and effluent disposal.

As per the Table of Assessment in the Reconfiguring a Lot, the creation of a new lot below 100ha remains Impact Assessable so that a holistic approach to the impacts of the subdivision (including matters raised through public submissions) are assessed against the Strategic Outcomes of the planning scheme and that the intent of the Rural Zone is upheld.

Notes:

1. A State controlled road is defined in Schedule 1, Table SC1.2.2 - Administrative Definitions as a road or land, or part of a road or land, declared under section 24 (of the Transport Infrastructure Act 1994), to be a State-controlled road, and, for chapter 6, part 5, division 2, subdivision 2 (of the Transport Infrastructure Act 1994), see section 53 (of the Transport Infrastructure Act 1994).
Note—definition from the Transport Infrastructure Act 1994.
2. State controlled roads are mapped in the Planning Scheme on Overlay Map OM-15.2 Road Hierarchy Overlay.
3. Rural Activities are defined in Schedule 1 Definitions, Table SC1.1.3.2 - Defined Activity Groups
4. The amendment is proposed to only apply to the Rural Zone - Where no precinct applies.

State Interests

Shaping SEQ South East Queensland Regional Plan 2017 (Planning Regulation 2017)

DRO4 and DRO 5 seek to protect, manage, enhance and sustainably use regional natural resources and rural production areas; and contribute to strong, sustainable and viable rural communities. This amendment, through the proposed Performance Outcomes will sustain productive capacity; facilitate improved land management; provide appropriate access; discourage the opportunity for sensitive adjoining uses to emerge, discourage lot creation where environmental constraints impact productive capacity, protect ecological values; and require access to safe and reliable water and effluent disposal.

State Planning Policy 2017 - Planning for Economic Growth: Agriculture

The proposal also meets the requirements of the State Interest through the protection of the resources that agriculture depends upon and by supporting the sector's long term growth. The severance of the lot will not detrimentally impact the agricultural land. Applicants who propose to take up the option must demonstrate in response to the proposed Code requirements that the two new lots can be appropriately serviced to provide suitable rural productive capacity and enhance the resource without further fragmenting the land.

Proposed Changes

1. Amend Part 6.2.17.2 of the Rural Zone Code by including a new overall outcome (e)(iii) as shown below:

Where land is severed by a road and the management of the land is restricted by the road severance, an additional lot may only be created if:

(A) the new boundary aligns with the road severance;

(B) the road is a state-controlled road;

(C) the reconfiguration protects and enhances the agricultural production capacity of the land; and

(D) the lots are appropriately serviced.

2. Amend Table 6.2.17.3.1—Accepted and Assessable Development - Rural Zone (Where no precinct applies) by amending PO4 and including an additional PO5/AO5 as follows:

Performance Outcomes	Acceptable Outcomes
Reconfiguration of a Lot	
PO4 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) facilitates agricultural production, and minimises the loss and fragmentation of land for agricultural production; and (3) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design <u>(except where PO5/AO5 applies below)</u> .	AO4 No Acceptable Outcome is prescribed.
Reconfiguration of a lot involving the division of 1 lot into 2 lots and where: <u>a) the divided lot is severed by a road that was gazetted before 2 March 2006 or a State-controlled road; and</u> <u>a)b) the road forms the whole of the boundary between the lots.</u>	
PO5 <u>Reconfiguration of a lot may only occur where the land is severed by a State-controlled road and the reconfiguration:</u> (1) <u>results in lots of an appropriate size and configuration to sustain the productive capacity of the land for Rural activities;</u> (2) <u>facilitates improved land management practices for Rural activities that are hindered by the road severance;</u> (3) <u>creates an additional lot only if the new boundary aligns with the road severance and each lot has access from an existing constructed and sealed road;</u> (4) <u>does not contribute to conflict between existing surrounding Rural activities and residential uses or ribbon development along rural roads;</u> (5) <u>does not further limit the potential for Rural activities to occur where lots are constrained by natural hazards, including riverine flooding, steep slope and bushfire hazard;</u> (6) <u>protects important ecological values including protected vegetation, waterways, important landscape features and view corridors;</u> (4)(7) <u>provides for lots that have access to safe and reliable water supply and effluent disposal.</u>	AO5 <u>No Acceptable Outcome is prescribed.</u>

3. In Part 3 Strategic Framework, Section 3.4 Communities and Character, amend Table 3.4.2 Strategic Outcomes for the *Rural Areas* element, by including an additional outcome under the existing outcome (4) as shown below and renumber subsequent outcomes accordingly:
 - (4) Lots in the Rural Zone achieve the minimum lot sizes specified for the Rural Precincts identified in **Strategic Framework Map SFM-03: Rural Precinct Plan**, being:
 - (a) Rural 60 ha Precinct; and
 - (b) Rural 40 ha Precinct
which are SEQ Subdivision Precincts in accordance with Schedule 10 of the *Planning Regulation 2017*. Where not included in a Rural Precinct, the minimum lot size for new lots in the Rural Zone is 100 ha.
 - (5) Notwithstanding the requirements of (4) above, where land is severed by a State-controlled road and the management of the land is restricted by the road severance, an additional lot may be created that does not achieve the minimum lot size if the new boundary aligns with the road severance, the reconfiguration

[protects and enhances the agricultural production capacity of the land and both lots are appropriately serviced.](#)

4. In Part 3 Strategic Framework, Section 3.5 Growing Economy, amend Table 3.5.2 Strategic Outcomes for the *Rural Areas* element, by including an additional outcome following the existing outcome (2) as shown below and renumber subsequent outcomes accordingly:

- 2) Lots in the Rural Zone achieve the minimum lot sizes specified for the Rural Precincts identified in **Strategic Framework Map SFM-03: Rural Precinct Plan**, being:
 - (a) Rural 60 ha Precinct; and
 - (b) Rural 40 ha Precinct,

which are SEQ Subdivision Precincts in accordance with Schedule 10 of the *Planning Regulation 2017*. Where not included in a Rural Precinct, the minimum lot size for new lots in the Rural Zone is 100 ha.

- 3) [Notwithstanding the requirements of \(2\) above, where land is severed by a State-controlled road and the management of the land is restricted by the road severance, an additional lot may be created that does not achieve the minimum lot size if the new boundary aligns with the road severance, the reconfiguration protects and enhances the agricultural production capacity of the land and both lots are appropriately serviced.](#)

Item 4: Amendments to the Dual Occupancy Code and level of assessment for Dual Occupancies

Summary

1. Amendment to the levels of assessment for Dual Occupancies in the Low Density Zone (Where no precinct applies) and Low-medium Density Zone.
2. Amendment to the Dual Occupancy Code to enhance amenity and neighbourhood character outcomes.

Explanation

In response to community concerns raised during the public consultation of the Planning Scheme in 2018, changes are proposed to the level of assessment for *Dual occupancies* in the Low-medium Density Residential Zone and the Low Density Residential Zone (Where no precinct applies). Minor changes to the Dual Occupancy Code are also proposed to enhance amenity for occupants of the dwellings and to ensure that *Dual occupancy* development contributes to the desired neighbourhood character of the residential zones.

The changes seek to ensure that this housing type does not become over-represented in a neighbourhood resulting in a residential density not envisaged in the zones, which can lead to poor amenity outcomes, including unplanned traffic impacts. The proposed changes encourage development of *Dual occupancies* on corner lots through the levels of assessment and increase the lot size for *Dual occupancies* that are Code Assessable to accord with the envisaged density of these zones (min.700m² in the Low Density Residential Zone and minimum 450m²/minimum average 700m² in the Low-medium Density Residential Zone).

Through the strengthening of the additional code provisions for Dual Occupancies and also to achieve better alignment with development intended to occur in the Low and Low-medium Density Residential Zones, it is proposed to limit the level of assessment to Code (rather than Impact).

The following changes to the Dual Occupancy Code are also proposed:

1. Inclusion of the requirement for *Dual occupancies* to maintain the appearance of a single dwelling by requiring the dwelling units to share a common wall where located in the Low Density Residential Zone (Where no precinct applies) and the Low-medium Density Zone.
2. Inclusion of the requirement for *Dual occupancies* to be located on lots that have a minimum frontage width of 20m to assist in ensuring adequate area for private open space, on-site car parking and the ability for the intended character can be achieved.
3. Removal of the requirement that the main living area of one dwelling of the *Dual occupancy* is located within 20m of a main living area of the other dwelling of the *Dual occupancy*. This requirement triggers unnecessary Code Assessable development applications for *Dual Occupancy*, particularly in the Rural Zone where the spacing of the two dwellings on the land could improve a sense of privacy for the occupants.
4. Inclusion of the requirement that where located in the Low Density or Low-medium Density Residential Zone (including precincts) and not on a corner lot, a Dual occupancy is not located within 50 metres of another *Dual occupancy* located on the same side of the street. This seeks to ensure that *Dual occupancies* are dispersed and avoid concentration in residential neighbourhoods to ensure amenity and streetscape character are consistent with the Zone. This additional Performance Outcome is also proposed to be supported by an additional corresponding Overall Outcome in the Dual Occupancy Code.

State Interests

State Planning Policy 2017 - Livable Communities and Housing: Housing Supply and Diversity

Council is seeking to achieve a residential development pattern in the Low and Low-Medium Density Zones that complements the regional setting, rural town origins and character of its residential neighbourhoods.

Policy (2) *Built and natural environment* of this State Interest, which is particularly relevant to this proposed amendment, aims to support the vibrancy and diversity of communities facilitated by other components, (a) good neighbourhood planning and centre design; and (d) higher density development in accessible and well-serviced locations. The proposed amendment seeks to specifically address the components of good neighbourhood planning and accessibility.

The current planning scheme provisions have the potential to result in a disproportionate quantity of *Dual occupancies* in the residential zones. The resulting increased density and associated vehicle movements have the potential to result in negative traffic and visual amenity impacts - particularly in new residential neighbourhoods.

Where there is a concentrated increase of this housing type, which is enabled by the current dual occupancy provisions, residential amenity vibrancy and diversity may be impacted. Conversely, a distribution of higher density dwellings among the medium to low density dwellings would provide a more diverse residential community and a mix of people who are at different life stages and with different socio-economic characteristics, thus enabling community diversity.

Where concentrated dual occupancy development is currently an opportunity within the LMDR and LDR zones, accessibility needs within the newer residential estates of Beaudesert are not met by public transport services. The existing opportunity within the LMDR and LDR zones for concentrations of higher density dual occupancy residential living where adequate levels of public transport are not available, is not appropriate under the SPP.

The proposed amendment facilitates the dispersal of *Dual occupancies* within neighbourhoods by encouraging their location on corner lots through reduced levels of assessment. Corner lots are considered suitable for *Dual occupancy* development because the building can be designed to address two street frontages and gain access from separate streets, while maintaining the appearance of a single dwelling. This assists in mitigating the visual effect of the increased dwelling density on a lot and allows a *Dual occupancy* to 'blend in' with a neighbourhood of predominantly detached houses.

The proposed amendment is considered reasonable for a regional local government area, which has very limited access to public transport options. 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 higher densities than *Dual occupancies*) and also *secondary dwellings*.

The changes are considered to meet the requirements of the State Planning Policy in that the Low and Low-Medium Density Zones in the Planning Scheme will continue to support a range of housing choices, lot sizes and affordable housing options.

Ministerial Condition

As part of the state interest review and Minister's approval to undertake public consultation of this draft Major Amendment package, the following condition was imposed, which requires Council to amend the table of assessment in the current Planning Scheme to not categorise any *dual occupancy* as impact assessable in the Low Density Residential Zone (where no precinct applies). This change has been reflected in this version of the draft amendment package for public consultation and it means that unless a proposed *dual occupancy* meets the requirements for development that is 'Accepted Subject to Requirements', it will be Code Assessable in the Low Density Residential Zone and required to achieve the applicable assessment benchmarks.

Ministerial condition

Pursuant to section 20 of the *Planning Act 2016*

Pursuant to section 20 of the *Planning Act 2016* (the Planning Act), I hereby advise the Scenic Rim Regional Council (the council) that it may proceed to publicly consult the proposed Major Amendment No. 3 to the *Scenic Rim Planning Scheme 2020*, as submitted under cover letter of 22 September 2021, subject to the following condition:

Amendments to the Dual Occupancy Code and level of assessment for dual occupancies		
Ref.	Condition	Timing
1.	<p>Amend Table 5.5.8.1 – Low Density Residential Zone (where no precinct applies) to not categorise any <i>dual occupancy</i> as subject to impact assessment.</p> <p>Reason: Impact assessment for <i>dual occupancy</i> is not supported in residential zones.</p> <p>Note: It is recommended the council monitor the performance of the Dual Occupancy Code to determine if any amendments are required to support the intended outcomes of the code.</p>	Prior to public consultation

Dated this 15 day of April 2022



STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure

Proposed Changes

1. In Part 5, Tables of Assessment, Section 5.5.8, Table 5.5.8.1 - Low Density Residential Zone - Where No Precinct Applies, amend the table for *Dual occupancy* as shown below:

Table 5.5.8.1 - Low Density Residential Zone - (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	Accepted subject to requirements	
	If: (1) on a lot 4000 800m ² or greater; and (2) <u>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</u>	Low Density Residential Zone Code Dual Occupancy Code
	Code assessment	
	If <u>not Accepted subject to requirements on a lot 700m² or greater</u>	Low Density Residential Zone Code Dual Occupancy Code
	Impact assessment	
	If not Accepted subject to requirements or Code assessment	The Planning Scheme

2. Part 6, Zone Codes, Section 6.2.8 Low Density Residential Zone Code, Table 6.2.8.2.1 - Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where No Precinct Applies) Amend Column 1 for Dual Occupancy as shown below:

Table 6.2.8.2.1 - Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dwelling house</i> <i>Dual occupancy</i> (where on a lot 700m² or greater) <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Sales office</i> <i>Multiple dwelling</i> (where involving 3 dwelling units) <i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	<i>Dual occupancy (where on a lot 600m² or greater)</i> <i>Multiple dwelling*</i> <i>Residential care facility*</i> <i>Retirement facility*</i>

* other than as specified in column 1

3. Part 6, Zone Codes, Section 6.2.8 Low Density Residential Zone Code, Table 6.2.8.3.2 - Assessable Development in the Low Density Residential Zone - Where no precinct applies Amend AO6.2 to read as follows:

Table 6.2.8.3.2— Assessable Development - Low Density Residential Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes
PO6 Development involving a <i>Multiple dwelling</i> or a <i>Dual occupancy</i> : (1) maintains the low density residential character of the zone; and (2) caters for a mix of household sizes to meet the diverse housing needs of the community.	AO6.1 Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements: (1) 300m ² for each 3 or more bedroom unit; (2) 270m ² for each 2 bedroom unit; and (3) 250m ² for each 1 bedroom unit.
	AO6.2 A <i>Dual occupancy</i> is located on a lot: (1) 700m² or greater where on a corner lot and where obtaining access from separate constructed roads; or (2) 1000m² or greater where not on a corner lot.

4. Part 5, Tables of Assessment, Section 5.5.9, Table 5.5.9.1 - Low-Medium Density Residential Zone, amend the table for Dual occupancy as shown below:

Table 5.5.9.1 - Low-Medium Density Residential Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	Accepted subject to requirements	
	If: (1) on a lot 900m² or greater; and (1)(2) 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 not Accepted subject to requirements on a lot 700m² or greater.	Low-Medium Density Residential Zone Code Dual Occupancy Code

5. Part 6, Zones, Section 6.2.9 Low-medium Density Residential Zone Code, Table 6.2.9.2.1 - Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone Amend Table 6.2.9.2.1 for Dual Occupancy as shown below:

Table 6.2.9.2.1 - Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dual occupancy</i> (where on a lot 600m² or greater) <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Sales office</i> <i>Multiple dwelling</i> (where involving 6 dwelling units or less) <i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	<i>Residential care facility*</i> <i>Retirement facility*</i> <i>Multiple dwelling*</i>

* other than as specified in column 1

6. Part 6, Zones, Section 6.2.9 Low-medium Density Residential Zone Code, Table 6.2.9.3.2 - Assessable Development Amend AO7.2 to read as follows:

Table 6.2.9.3.1 - Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
PO7 Development involving a <i>Multiple dwelling</i> or <i>Dual occupancy</i> : (1) is consistent with the low-medium density residential character of the zone; and (2) caters for a mix of household sizes to meet the diverse housing needs of the community.	AO7.1 Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements: (1) 300m ² for each 3 or more bedroom unit; (2) 270m ² for each 2 bedroom unit; and (3) 250m ² for each 1 bedroom unit. AO7.2 A <i>Dual occupancy</i> <u>achieves a maximum density of 1 dwelling per 400m². is located on a lot 600m² or greater.</u>

7. In Part 9, Development Codes, Section 9.3.4 Dual Occupancy Code, amend the Overall Outcomes and Performance and Acceptable Outcomes in Table 9.3.4.3.1 and Table 9.3.4.3.2 as shown below:

9.3.4 Dual Occupancy Code

9.3.4.1 Application

This code applies to development identified as requiring assessment against the Dual Occupancy Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.4.2 Purpose

- (1) The purpose of the Dual Occupancy Code is to ensure that development for a *Dual occupancy* contributes to the provision of a greater range of housing types for the community while ensuring compatibility with, and protection of the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes.
- (a) A *Dual occupancy*;
- (i) is designed and sited to protect the amenity of adjoining premises and the streetscape;
 - (ii) is of a character and built form consistent with the zone;
 - (iii) located outside of a *drinking water connection area* or a *waste water connection area*, is provided with on-site water storage and waste water treatment and disposal to meet the needs of residents;
 - (iv) has an attractive built form that positively contributes to the streetscape;
 - (v) does not contribute to a concentration of this housing type in the Low Density and Low-medium Density Residential Zones to reduce the potential for increased traffic impacts and reliance on on-street carparking;
 - (vi) ensures outbuildings do not dominate the built form; and
 - (vii) provides safe vehicle access and sufficient space for on-site car parking.

9.3.4.3 Assessment Benchmarks

Table 9.3.4.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Access and Parking	
PO1 A <i>Dual occupancy</i> allows for safe and convenient vehicular access to the site, provides for on-site car parking and makes a positive contribution to the amenity and character of the surrounding area.	AO1.1 The <i>Dual occupancy</i> obtains access from a <i>constructed road</i> . AO1.2 <u>The lot has a minimum frontage width of 20m.</u>

Performance Outcomes	Acceptable Outcomes
	<p>AO1.32 A minimum of 1 covered car parking space per dwelling of the <i>Dual occupancy</i> is provided on-site.</p> <p>AO1.43 The covered car parking spaces are set back a minimum of 1m from the front building façade of the <i>Dual occupancy</i>.</p> <p>AO1.54 The <i>Dual occupancy</i> provides: (1) a shared driveway; or (2) a separate driveway to each <i>dwelling</i> where the <i>Dual occupancy</i> is located on a lot with two street frontages.</p>
Design and Amenity	
<p>PO2 A <i>Dual occupancy</i> enhances the amenity and character of the zone by: (1) visually integrating with the streetscape and adjacent premises by having the appearance and bulk of a single house when viewed from the street; and (2) addressing the street frontage.</p>	<p>AO2.1 The main living area of one dwelling of the Dual occupancy is located within 20m of a main living area of the other dwelling of the Dual Occupancy.</p> <p>AO2.12 Each dwelling of the Dual occupancy is oriented to address the street frontage. Where in the Low Density Residential Zone (Where no precinct applies) or Low-medium Density Residential Zone, the dwelling units of the Dual occupancy share a common wall.</p> <p>AO2.23 Where located on a site having two street frontages, each <i>dwelling</i> of the <i>Dual occupancy</i> is oriented to address a separate street frontage.</p>
<p>PO3 A <i>Dual occupancy</i> is sited and designed to maintain the privacy of the residents of each <i>dwelling</i> and neighbouring premises.</p>	<p>AO3 The <i>Dual occupancy</i> prevents direct overlooking of the main internal living areas and private open space of nearby <i>dwelling</i>s through measures such as: (1) offsetting the development from the adjacent <i>dwelling</i>s by a distance sufficient to limit direct views into the adjacent windows; or (2) incorporating sill heights a minimum of 1.5m above floor level; or (3) utilising screening devices, such as fixed frosted or textured glazing, for any part of the window below 1.5m above floor level; or (4) providing fixed external screens.</p>
Private Open Space	
<p>PO4 Each <i>dwelling</i> of a <i>Dual occupancy</i> is provided with sufficiently sized and suitably located outdoor private open space to meet the recreational needs of residents.</p>	<p>AO4 The private open space for each <i>dwelling</i> of the <i>Dual occupancy</i> has: (1) minimum dimensions of 5m x 5m; and (2) a maximum gradient not exceeding one in ten.</p>
Casual Surveillance	
<p>PO5 Each <i>dwelling</i> of a <i>Dual occupancy</i> is sited and designed to provide opportunities for casual surveillance of the street and any adjoining public spaces.</p>	<p>AO5 The window of at least one habitable room of each <i>dwelling</i> of the <i>Dual occupancy</i> overlooks the street or adjoining public spaces.</p>
On-site Waste Water Treatment and Water Supply	

Performance Outcomes	Acceptable Outcomes
PO6 Where located outside of a <i>waste water connection area</i> , a <i>Dual occupancy</i> has adequate land area for treatment and disposal of waste water on-site.	AO6 Where located outside of a <i>waste water connection area</i> , the <i>Dual occupancy</i> : (1) is established on lots greater than 8,000m ² ; and (2) disposes of all waste water on-site. <i>Note - A Site and Soil Evaluation for the design of the on-site waste water management systems will be required to indicate compliance with this outcome.</i>
PO7 Where located outside of the <i>drinking water connection area</i> , the <i>Dual occupancy</i> is provided with sufficient on-site water storage to meet the needs of the residents.	AO7 Where located outside of a <i>drinking water connection area</i> , each dwelling of the <i>Dual occupancy</i> is connected to an on-site water supply with a storage capacity of at least 45000L.
Domestic Outbuildings	
PO7 <i>Domestic outbuildings</i> in residential areas are of a scale and have a built form that: (1) is compatible with the <i>dwelling</i> s of the <i>Dual occupancy</i> and adjoining <i>dwelling</i> s having regard to height, mass and proportion; (2) is subordinate to the <i>dwelling</i> s of the <i>Dual occupancy</i> and adjoining <i>dwelling</i> s; and (3) maintains or contributes positively to the streetscape.	AO8 <i>Domestic outbuildings</i> in a <i>residential zone</i> : (1) have a combined total <i>gross floor area</i> that does not exceed: (a) 55m ² on a lot 600m ² or smaller; or (b) 110m ² on a lot greater than 600m ² and up to 2000m ² ; or (c) 200m ² on a lot greater than 2000m ² ; and (d) does not exceed the <i>gross floor area</i> of any <i>dwelling</i> s on the site; and (2) are a single <i>storey</i> structure; and (3) have a <i>building height</i> that does not exceed the <i>building height</i> of any residence on the premises.

Table 9.3.4.3.2— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Design and Amenity	
PO1 A <i>Dual occupancy</i> is designed to: (1) provide visual interest to the streetscape through the use of varying building colours and materials, architectural elements, landscape and pavement treatments, changes in roof form and pitch; (2) provide for roofed verandas or eaves; (3) address the street frontage; and (4) ensure covered car parking spaces are visually compatible with, and subordinate to, the building form and appearance.	AO1 No acceptable outcome is prescribed.
PO2 A <i>Dual occupancy</i> that adjoins or is directly opposite an existing <i>Dual occupancy</i> is designed to: (1) add visual interest to the streetscape; (2) provide differentiation between developments through contrasting building articulation, construction materials, colour and architectural design; and (3) address the street frontage.	AO2 The design of the <i>Dual occupancy</i> differs from existing <i>Dual occupancies</i> in the immediate area.

Performance Outcomes	Acceptable Outcomes
<p>PO3 In the Low Density and Low-medium Density Residential Zones (including precincts), <i>Dual occupancies</i> are dispersed and avoid concentration in residential neighbourhoods to ensure amenity and streetscape character are consistent with the Zone.</p>	<p>AO3 Where located in the Low Density or Low-medium Density Residential Zone (including precincts) and not on a corner lot, a Dual occupancy is not located within 50 metres of another <i>Dual occupancy</i> located on the same side of the street.</p> <p><i>Note: The 50 metre separation distance is measured between the closest points of the lot boundaries.</i></p>

8. In Part 3, Strategic Framework, Section 3.4, Table 3.4.2 Strategic Outcomes, Element: *Urban Areas*, amend the existing outcome (3) as shown below:

Dual occupancies in the Low-Density Residential Zone (excluding the Mountain Residential Precinct) [achieve a maximum density of 1 dwelling per 400m²](#)~~are located on lots 600m² or greater~~ to maintain the predominantly low-density residential character of the zone and buildings incorporate urban design elements that positively contribute to the *streetscape* and create variation in appearance.

Item 5: Inclusion of Lot 2 on RP27261 in the Rural Zone

Summary

Remove Lot 2 on RP27261 from the Community Facilities Zone and include in the Rural Zone to reflect the current use of the place as a dwelling.

Explanation

The land at Boonah-Rathdowney Road, Maroon was historically used as the St Andrew's Anglican Church, but has since been sold and is now in private ownership and used as a private residence.

On 11 March 2020, Council issued a Development Permit for a Material Change of Use for the former Place of Worship to be used as a House and the building was subsequently reclassified as a Class 1a habitable dwelling. A Code Assessable development application was required because the place is included in the Local Heritage Register.



Figure 1: The former St Andrew's Anglican Church, Maroon is now used as a private residence

The land is proposed to be included in the Rural Zone because the Community Facilities zoning is no longer relevant for this privately owned rural residence. The proposed zoning is consistent with neighbouring land and other land in the region's rural areas improved by a dwelling outside township areas.

State Interests

Shaping SEQ Regional Plan 2017 - Regional Landscape and Rural Production Area

The proposed change from Community Facilities zoning to Rural zoning is consistent with DRO4 and DRO5 of the Regional Plan. Given there is an existing approved use of the lot as a place of residence, the neighbouring land and neighbouring uses remain unchanged by the proposal. The rural community has not benefitted from the building operating as a church for some time however the residential use of the lot may now contribute to the rural community, its health, wealth and character, through the re-classification of the church to a habitable dwelling.

State Planning Policy 2017 - Planning for Economic growth: Agriculture

The land subject to the amendment is not mapped as Important Agricultural Area (IAA). There is currently no agricultural use of the lot however, approximately half of the parcel is mapped under Overlay 1 - Agricultural Land of the Scenic Rim Planning Scheme and is identified as Agricultural land classification - class A and B within the State Planning Policy 2017 Interactive Mapping System. The current zoning of the lot within the Community Facilities Zone, where the building previously operated as a church, alienated

the lot from agricultural uses, and while the proposed zone change is more complementary, the small lot size makes it unlikely to be feasibly used for agricultural purposes in the future.

The SPP requires that development seeks to avoid potential for conflict with existing agricultural uses. In this regard, the nearest cultivated land is located 160 metres away. The presence of the Boonah-Rathdowney Road would reduce any sensitive use impacts on the residential land use from the rural activities. A Material Change of Use assessment would have considered potential land use conflicts and resulted in a residential dwelling approval in March 2020. The proposed change of zoning from Community Facilities to Rural Zone does not create any new land use conflicts.

State Planning Policy 2017 - Planning for the Environment and Heritage: Cultural Heritage


The State Interest identifies that the cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations. The proposal meets Policies (3), (4) and (5) of this State Interest because the proposed change of zoning from Community Facilities to Rural Zone for this Locally listed heritage item, does not alter or compromise the significance of the historic St Andrew's Anglican Church and there are no inherent land use conflicts between the proposed Rural Zone and the heritage item that would prevent the maintenance and enhancement of the cultural heritage significance of the building.

Proposed Change

Amend Schedule 2, Zone Maps ZM51 to remove Lot 2 on RP27261 from the Community Facilities Zone and include in the Rural Zone.



Legend

 Rural Zone

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Item 6: Amendment to floor level requirements for non-residential buildings in the Flood Hazard Overlay Code

Summary

Amend the Flood Hazard Overlay Code to remove the requirement for non-residential buildings to have a 500mm freeboard above the *defined flood level*.

Explanation

The Flood Hazard Overlay Code in Part 8, Section 8.2.6 of the Planning Scheme currently requires:

- a) **all floor levels of *habitable rooms*** of residential buildings; and
 - b) **all floor levels** of non-residential buildings
- to be constructed 500mm above the *defined flood level*.

This requirement is expressed as an acceptable outcome to achieve compliance with Performance Outcome PO1, which deals with development siting, layout and access.

An amendment is proposed to AO1.2 in the Flood Hazard Overlay Code to remove the requirement for floor levels of **non-residential buildings** to be constructed 500mm above the *defined flood level*. The 500mm freeboard requirement is primarily a simple mechanism to ensure that new buildings can accommodate existing and any future changes in expected flood conditions in the future.

It is proposed that the 500mm freeboard requirement continue to apply to habitable rooms of residential buildings, but the requirement for non-residential buildings will be limited to floor levels being constructed above the flood level only. Non-habitable rooms, (e.g. sheds, laundries, garages and carports) and non-residential buildings can be built in an area that floods where there is no other alternative, however they are required to be constructed to be resilient to the effects of flood in accordance with building requirements.

The freeboard requirement would continue to provide additional protection for habitable rooms of residential buildings which, if affected by flooding, can cause significant property damage.

It is considered that the proposed amendment would still achieve the intent of the SPP for Safety and resilience to hazards: Natural Hazards, Risk and Resilience because all development is still intended to be constructed above the *defined flood level*. In the Planning Scheme the *defined flood level* is the 1%AEP and includes an additional climate change factor, meaning that increases in the flood level over a period of time (70 years +) has already been considered.

Notes:

1. *Habitable room* is defined in the Building Code of Australia and means:
 - a) a room used for normal domestic activities, and:
 - b) includes a bedroom living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
 - c) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
2. Building requirements for buildings in Flood Hazard Areas are specified in *Queensland Development Code MP3.5 - Construction of Buildings in Flood Hazard Areas*. The purpose of the code is to ensure
 - a) particular buildings located in flood hazard areas—
 - i. resist flotation, collapse or significant permanent movement caused by flood water; and

- ii. safeguard occupants and other people against illness or injury caused by flood water affecting buildings; and
 - iii. are protected from backflow; and
 - iv. have utilities that are protected from the effects of flood water; and
- b) that a customer dedicated substation is designed or located so its ability to function effectively is not affected by flood water.

State Interests

State Planning Policy 2017 - Planning for Safety and resilience to hazards: Natural Hazards, Risk and Resilience

The proposal meets the requirement to plan for risks associated with natural hazards, including the projected impacts of climate change, which are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards. The Flood Hazard Overlay Code of the Planning Scheme is proposed to be amended to ensure that where non-residential buildings cannot be located on land outside a *flood hazard area*, all floor levels are constructed above the *defined flood level*. This maintains the requirement within the SPP to respond to the potential risk of flooding, maintain personal safety and mitigate the risk to people and property during a natural hazard event.

No change is proposed to the requirements for *Residential activities* within the Code, (including expansion of existing activities) which are not supported in the Flood Land Precinct of the Limited Development Zone due to the significant flooding constraints of land.

Proposed Change

- In Part 8 Overlays, Section 8.2.6 Flood Hazard Overlay Code, amend AO1.2 in Table 8.2.6.3.1 as shown in tracked changes below:

8.2.6.3 Assessment Benchmarks

Table 8.2.6.3.1 — Flood Hazard Overlay Code - for Assessable Development

Performance Outcomes	Acceptable Outcomes
<p>PO1 Development siting, layout and access:</p> <p>(1) responds to the potential risk of flooding, including the <i>Flood Hazard Category</i> on the site;</p> <p>(2) maintains personal safety at all times; and</p> <p>(3) mitigates the risk to people and property to an acceptable or tolerable level.</p> <p>Note - Flood Hazard Category is shown on the Flood Hazard Overlay Map - Category Area OM-06-B.</p>	<p>AO1.1 A new building or extension to an existing building is not located in a high hazard category area as shown on the Flood Hazard Overlay Map - Category Area OM-06-B.</p> <p>AO1.2 Residential buildings:</p> <p>(1) are not located on land in a <i>flood hazard area</i>; or</p> <p>(2) where the development cannot be located on land outside the <i>flood hazard area</i>, all floor levels of habitable rooms are elevated a minimum of 500mm above the <i>defined flood level</i>.</p> <p>Non-residential buildings:</p> <p>(1) are not located on land in a <i>flood hazard area</i>; or</p> <p>(2) where development cannot be located on land outside the <i>flood hazard area</i>, all floor levels are <u>constructed elevated a minimum of 500mm</u> above the <i>defined flood level</i>.</p> <p>Note - If part of the site is outside the flood hazard area, this is the preferred location for development.</p> <p>Note - Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975.</p> <p>Editor's Note - The defined flood level may be obtained from Council through a Flood Level Search where the property is located within the Defined Flood Event on Flood Hazard Overlay Map - Hazard Area OM-06-A. A site based flood study is required that investigates the impact of the development on the floodplain and demonstrates compliance with the Performance Outcome where a flood level is not available (Investigation Area).</p>

Item 7: Amendment to Animal Keeping requirements in the Low Density Residential Zone - Mountain Residential Precinct

Summary

1. Amendment to align the level of assessment for catteries in the Low Density Residential Zone - Mountain Residential Precinct with the Low Density Residential Zone (Where no precinct applies).
2. Amendment to include a minimum site area requirement for a *Stable* as a use that is Accepted subject to requirements in the Low Density Residential Zone - Mountain Residential Precinct.

Explanation

An amendment is proposed that seeks to achieve additional alignment for Animal Keeping in low density residential areas as a review of the Planning Scheme has identified inconsistencies between the Low Density Residential Zone (Where no precinct applies) and the Low Density Residential Zone - Mountain Residential Precinct.

1. The Low Density Residential Zone - Tamborine Mountain Precinct currently allows up to 20 cats as Accepted subject to requirements, whereas the Low Density Residential Zone and Low Medium Density Residential Zone only allows up to 10 cats. 20 cats is generally reserved for the Rural Residential and Rural Zones where the land size is larger.

Further, a code assessable development application is required for a cattery not exceeding 20 cats in the Low Density Residential Zone (Where no precinct applies), after which development is subject to Impact Assessment. However, in the Mountain Residential Precinct, the number of cats is unlimited for Code Assessment.

The proposed amendment seeks to align the requirements of the Mountain Residential Precinct with the base zone.

The comparison between the existing levels of assessment is shown below:

Table 5.5.8.1 - Low Density Residential Zone - (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal keeping	Accepted subject to requirements	
	If; (1) a cattery; (a) not exceeding 10 cats; and (b) not involving the boarding of cats; or (2) an aviary.	Animal Keeping Code
	Code assessment	
	If a cattery; (1) not exceeding 20 cats; and (2) does not involve the boarding of cats.	Animal Keeping Code General Development Provisions Code

Table 5.5.8.2 - Low Density Residential Zone - Mountain Residential Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal keeping <i>Editor's Note - Please refer to the Local Laws for additional animal keeping requirements.</i>	Accepted subject to requirements	
	If involving; (1) a cattery: (a) not exceeding 20 cats ; and (b) not involving the boarding of cats; or (2) an aviary not exceeding 200m ² GFA; or (3) a stable; or (4) outdoor horse training tracks or arenas.	Animal Keeping Code
	Code assessment	
	If; (1) not Accepted subject to requirements ; and (2) not involving a kennel.	Animal Keeping Code General Development Provisions Code

2. *Stables* are Accepted subject to requirements in the Low density residential zone - Mountain Residential Precinct, which is reflective of the semi-rural character of Tamborine Mountain, existing uses and the size of existing lots in the zone that can accommodate the activity. However, it is recommended that a minimum area of 8000m² be applied to a stable for development that is Accepted subject to requirements as the Animal Keeping Code does not include a minimum site area for a Stable. This will assist in addressing any amenity concerns of a new stable establishing in the Mountain Residential Precinct of the Low Density Residential Zone.

Further, the Animal Keeping Code requires a minimum site area of 10ha for the Outdoor Horse Training Track and Arena to comply with the Animal Keeping Code. There is no land of that size in the Mountain Residential Precinct for this to materialise, so it is proposed to remove the activity from the table.

State Interests

Not applicable.

Proposed Change

1. In Part 5, Tables of Assessment, Table 5.5.8.2 - Low Density Residential Zone - Mountain Residential Precinct, amend the requirements for Animal Keeping as shown below:

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal keeping <i>Editor's Note - Please refer to the Local Laws for additional animal keeping requirements.</i>	Accepted subject to requirements	
	If involving; (1) a cattery: (a) not exceeding <u>1020</u> cats; and (b) not involving the boarding of cats; or (2) an aviary not exceeding 200m ² GFA; or (3) a stable <u>(on lots 8000m² or greater);</u> <u>or</u> <u>outdoor horse training tracks or</u> <u>arenas.</u>	Animal Keeping Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If; <u>(1) not Accepted subject to requirements;</u> <u>or</u> <u>(2) a cattery:</u> <u>(a) not exceeding 20 cats; and</u> <u>(a)(b) not involving the</u> <u>boarding of cats; and</u> <u>(2)(3) not involving a kennel.</u>	Animal Keeping Code General Development Provisions Code

Item 8: Reduction of side and rear setbacks for lots 1 hectare or less in the Rural Zone (Where no precinct applies)

Summary

Amendment to building setbacks for lots 1ha or less in the Rural Zone (where no precinct applies) to reduce unnecessary code assessable development applications due to boundary setback variations.

Explanation

Smaller lots in the Rural Zone (where no precinct applies) are subject to the same side and rear boundary setbacks as larger rural lots, which has led to a number of code assessable development applications being made to Council seeking variations to the required 6 metres in AO1 in Table 6.2.17.3.1 of the Rural Zone Code. Most of these applications are for domestic sheds where an owner is seeking to locate the new building in a suitable location on the site to maximise internal access and areas for private open space.

An amendment is proposed that provides for reduced side and rear boundary setbacks in the Rural Zone for smaller rural lots (1ha or less). The proposed setbacks align with the minimum requirements of the Rural Residential Zone - Rural Residential A Precinct, which generally has a similar lot size. No change is proposed to the existing 10m front setback requirement.

It is considered that the proposed reduced setbacks (which include a greater setback as building height increases), will not result in negative amenity concerns for neighbouring properties, such as overshadowing, privacy or neighbourhood character.

State Interests

Not applicable.

Proposed Change

1. In Part 6, Zones, Table 6.2.17.3.1, amend the setback requirements for development in the Rural Zone (Where no precinct applies) as shown below:

Table 6.2.17.3.1—Accepted and Assessable Development - Rural Zone (Where no precinct applies)

Performance Outcomes		Acceptable Outcomes	
Setbacks			
PO1 Building setbacks: (1) maintain the very low density character of the zone; (2) assist in the protection of adjacent amenity and privacy; (3) allow for access around the buildings; and (4) minimise the potential for land use conflict. <i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>	AO1 Building setbacks are as follows:		
	Setback	Minimum Distances Measured in Metres (m)	
	Street frontage	10m	
	Side and rear boundary (other than where specified below)	6m	
	Side and rear boundary for lots 1ha or less (other than where specified below)	Building Height	Setback
	Up to 4.5m	3m	
	For that part	5m	

Performance Outcomes		Acceptable Outcomes	
		between 4.5m - 7.5m	
		For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m
	Side and rear boundary (where involving <i>tourism activities</i>)	20m	

Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails

Item 9: Amendment to include *Local utility* as Accepted development for Operational Work involving a car park

Summary

Amendment to the Table of Assessment for Operational Work to include *Local Utility* as accepted development for a car park to achieve alignment with the Tables of Assessment for Material Change of Use.

Explanation

An inconsistency has been identified in the Tables of Assessment in that a *local utility* is accepted development for all Material Change of Use development, but not for all types of Operational Work listed in Table 5.8.1.

An amendment is proposed which enables Operational Work involving a car park to occur as Accepted development where the work is on local government owned land or carried out by local government (a *local utility*).

A *local utility* is defined in Schedule 1, Table SC1.2.2 - Administrative Definitions as:

Column 1 Administrative Term	Column 2 Definition
<i>Local utility</i>	<p>Development:</p> <p>(1) carried out by:</p> <ul style="list-style-type: none"> (a) the local government as defined under the Local Government Act 2009; or (b) a joint local government entity; or (c) an interim entity or corporate entity established under the Local Government (Beneficial Enterprise and Business Activities) Regulation 2010; or (d) an association with which the local government participates in conducting a beneficial enterprise under the Local Government Act 2009; or (e) an authority established under a local law; or (f) a person engaged by the local government for the purpose of assisting the local government in the exercise of the local government's jurisdiction to ensure the good rule and government of its territorial unit; or <p>(2) on land owned by Scenic Rim Regional Council or of which Scenic Rim Regional Council is the trustee; and</p> <p>(3) does not include a significant business activity as defined by the Local Government Act 2009.</p> <p>Editor's note - To clarify, the above definition does not include a distributor-retailer under the provision of the South East Queensland Water (Distribution and Retail Restructuring) Act 2009 or a service provider under the Water Supply (Safety and Reliability) Act 2008.</p>

Notes:

1. In accordance with Schedule 6 of the *Planning Regulation 2017*, Operational Work associated with Reconfiguring a Lot must be Assessable Development. A *local utility* would also be subject to this requirement and therefore a change to the level of assessment for this type of development is not proposed.
2. Standards (including Australian Standard AS2890) and design requirements for works involving a car

park are included in *Planning Scheme Policy 1 - Infrastructure Design*. Although the proposed development would remove the requirement for a Council led development (or development on Council-owned land) to obtain a Development Permit for Operational Work, these standards and design guidelines would still be referred to as part of Council's internal processes for works.

State Interests

Not applicable.

Proposed Change

In Part 5, Tables of Assessment, Section 5.8 Categories of Development and Assessment - Operational Work, amend Table 5.8.1 - to include a *local utility* as accepted development for a car park in all zones as shown below.

Table 5.8.1 - Operational Work

Zone	Categories of development and Assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car Park		
All zones	Accepted	
	If: (1) a <i>local utility</i> ; or (2) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; (i) has not lapsed; and (ii) states that a development approval for operational works for a car park is not required.	Not applicable
	Code Assessable	
	If: (1) not Accepted; and (2) involving an impervious area for vehicle parking for 8 spaces or more in total on a site.	Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code

Item 10: Amendment to make Animal Keeping involving Kennels an inconsistent use in the Township Zone (Township Residential Precinct)

Summary

Amendment to exclude Kennels as consistent development for the Township Zone - Township Residential Precinct.

Explanation

The Township Residential Precinct of the Township Zone currently includes all *Animal Keeping* (where low impact and small scale) as consistent development in Table 6.2.19.2.1 - Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct. This means that the zone is supportive of a Kennel in this precinct (which is Impact Assessable).

It is proposed to amend the Table to exclude Kennels as a consistent use in the precinct to protect the existing residential neighbourhoods in the zone from the potential negative impacts (noise, traffic) from kennels.

This change would make a Kennel an inconsistent use and not intended to occur in the zone.

State Interests

Not applicable.

Proposed Change

Table 6.2.19.2.2 - Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Rural Activities	
<i>Animal keeping</i> (where low impact and small scale and not involving a Kennel)	

Item 11: Inclusion of an Administrative Definition and map to define the *Tamborine Mountain Community* area.

Summary

1. Amendment to include a new Administrative Definition to provide greater clarity about the land included in the term *Mountain Community* that is currently used within various parts of the Planning Scheme.
2. Replacement of existing term *Mountain Community* with *Tamborine Mountain Community* in all instances where it occurs in the Planning Scheme.

Explanation

Additional clarity is required in regard to the existing term *Mountain Community* and the land to which it applies. The term is currently used in various parts of the planning scheme, including the Tables of Assessment and Strategic Framework, to vary policy that applies to Tamborine Mountain such as the thresholds for the level of assessment for particular uses.

Mountain Community is land shown on Strategic Framework Map - SFM-01 Communities and Character.

An amendment is proposed that includes a new Administrative Definition for *Tamborine Mountain Community* to reference the existing Strategic Framework Map and also include a new 'Other Plan' map that shows the cadastral boundaries so that the land encompassed within this definition is clear to Planning Scheme users.

Further, in response to community feedback, Council resolved at the Ordinary Meeting on 6 December 2022 to change the term *Mountain Community* to *Tamborine Mountain Community*. This additional change involves replacing the existing term *Mountain Community* with *Tamborine Mountain Community* in all instances where it appears in the Planning Scheme, which includes the Strategic Framework, Table of Assessment for the Rural Residential Zone, Rural Residential Zone Code and Strategic Framework Map 01.

State Interests

Not applicable.

Proposed Changes

1. In Schedule 1 Definitions, SC1.2 Administrative Definitions, Table SC1.2.1 - Index of Administrative Definitions, include *Tamborine Mountain Community* in the alphabetical place order.
2. In Schedule 1 Definitions, SC1.2 Administrative Definitions, Table SC1.2.2 - Administrative Definitions, include the following new *Tamborine Mountain Community* definition in the alphabetical place order.

Column 1 Administrative Term	Column 2 Definition
<i>Tamborine Mountain Community</i>	Land identified in Schedule 2 on OPM-03 Other Plans Map - Tamborine Mountain Community Area.

3. In Schedule 2, Mapping, include a new Other Plan Map titled OPM-03 Tamborine Mountain Community Area which identifies the cadastral boundary of the *Tamborine Mountain Community* area.
4. Replace the term *Mountain community*, with *Tamborine Mountain Community*, in all instances where it occurs in the Planning Scheme.

[insert new OPM-03 map]

Item 12: Inclusion of a note to Domestic Outbuilding Definition

Summary

Amendment to include a note to the Domestic Outbuilding Administrative Definition that caters for the circumstances where a domestic shed is constructed prior to a *Dwelling House* on land.

Explanation

Council often receives enquiries from land owners seeking to build domestic sheds on vacant residential zoned land where there is the intent to build a dwelling in the future. However, the current definition for a *Domestic outbuilding* implies that there is an existing residential building on the land, which means that a dwelling would always need to be constructed prior to any domestic outbuilding.

Domestic outbuilding is defined in Schedule 4 of the *Planning Regulation 2017*, which means the planning scheme must apply the prescribed definition. Notwithstanding, a note to the definition is proposed to clarify that a domestic outbuilding can be constructed prior to the residential building on the land.

State Interests

Planning Regulation 2017 (Administrative terms for local planning instruments)

There is no proposed change to the defined term *Domestic outbuilding* under the *Regulation*. The proposed note is for clarification purposes only.

Proposed Change

1. In Schedule 1 Definitions, SC1.2 Administrative Definitions, Table SC1.2.2 - Administrative Definitions, include a note to the existing *Domestic outbuilding* definition as shown below:

Column 1 Administrative Term	Column 2 Definition
<i>Domestic outbuilding</i>	<p><i>domestic outbuilding</i> means a non-habitable class 10a building that is—</p> <p>(a) a shed, garage or carport; and</p> <p>(b) ancillary to a residential use carried out on the premises where the building is.</p> <p><u><i>Note: Where there is no existing residential use on the land, a domestic outbuilding can be constructed prior to the construction of the dwelling.</i></u></p>

Item 13: Inclusion of a new boundary realignment definition in Schedule 1

Summary

Amendment to provide additional clarity about a Reconfiguring a Lot that constitutes a boundary realignment.

Explanation

Further clarity in the planning scheme is required to clearly distinguish development for reconfiguring a lot that is a boundary realignment. The Reconfiguring a Lot Code prescribes clear requirements for the outcomes that are sought for boundary realignments, however, Council often receives development applications for boundary realignments where there is no shared boundary between the existing lot and the proposed configuration results in a new lot in a different location.

An amendment is proposed in order to clarify the difference between a boundary realignment and other reconfiguring a lot with the key difference being that:

- a) No additional lots can be created; and
- b) The lots proposed to be realigned must share existing boundaries.

State Interests

Not applicable.

Proposed Changes

1. In Schedule 1 Definitions, SC1.2 Administrative Definitions, Table SC1.2.2 - Administrative Definitions, include the following new *Boundary realignment* definition in the alphabetical place order.

Column 1 Administrative Term	Column 2 Definition
<u><i>Boundary realignment</i></u>	<u>Means any minor adjustment to the boundary of existing lots that share boundaries and does not create an additional lot.</u> <u>Note: The purpose of a boundary realignment is for the adjustment of boundaries to remedy existing encroachment and/or land management problems. The adjustment should be minor and the location, areas and dimensions of the lots do not alter significantly.</u>

2. Make the necessary consequential amendments to the planning scheme to cross reference the proposed new definition in Schedule 1 by italicizing the term.

Item 14: Amendment to Table of Assessment for Overlays to clarify waterway buffer triggers

Summary

Amendment to the Table of Assessment for Overlays for the Environmental Significance Overlay Map - Local Watercourses OM-04-E.

Explanation

The Table of Assessment that triggers development requirements for the Environmental Significance Overlay currently does not provide a definitive trigger for development for Material Change of Use where the land is affected by the Local Watercourses Overlay Map. The current distance requirements from the 'high or outer bank of the watercourse' are not conclusive enough to act as a clear trigger for Code Assessment because the exact location of the bank would not be known without a survey of the land. Additionally, the Planning Scheme does not include a definition for the 'high or outer bank' of a watercourse.

An amendment is proposed that seeks to ensure that a Material Change of Use (where not Accepted development) is triggered where development is proposed within the mapped buffer area and also to provide clear information to users when determining the level of assessment that applies.

State Interests

State Planning Policy 2017: Planning for the environment and heritage - biodiversity and water quality

The State Interest identifies under Biodiversity - that Matters of environmental significance are valued and protected and the health and resilience of biodiversity is maintained or enhanced to support ecological processes; and under Water quality - that the environmental values and quality of Queensland waters are protected and enhanced. The proposal to amend the Overlay Table for the Environmental Significance Overlay - Table 5.10.1 of the Planning Scheme, provides greater clarity regarding the application of Material Change of Use assessable development triggers which will rely on the mapped buffer areas A, B and C, rather than the use of uncertain distances from the nominal top of the bank. This ensures that in accordance with the SPP 2017, Matters of Local Environmental Significance are appropriately considered for their value and therefore appropriately protected; and the health and resilience of biodiversity is firstly considered so that it can be maintained and enhanced to support ecological integrity within local watercourses.

The water quality and environmental values of the Scenic Rim's waterways and wetlands will be better and more clearly protected and enhanced through the application of the proposed Table of Assessment Table 5.10.1 buffer triggers, now referenced by the mapped buffers and buffer distances.

Proposed Changes

1. In Part 5, Tables of Assessment, amend Table 5.10.1 - Overlays for the Environmental Significance Overlay - Environmental Significance Overlay Map - Local Watercourses OM-04-E as shown below.

Table 5.10.1—Overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environmental Significance Overlay		
Environmental Significance Overlay Map - Local Watercourses OM-04-E		
Material Change of Use involving Dwelling house, Animal husbandry (excluding dairy),	Accepted	Not Applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping or Home based business (where in an existing building) and located in: (1) Watercourse Buffer Area A; or (2) Watercourse Buffer Area B; or (3) Watercourse Buffer Area C.		
Material Change of Use where not Accepted Development and located within: (1) 10m from the high or outer bank of the watercourse located in Watercourse Buffer Area A; (2) 25m or more from the high or outer bank of the watercourse located in Watercourse Buffer Area B; or (3) 50m or more from the high or outer bank of the watercourse located in Watercourse Buffer Area C.	Code assessment	Environmental Significance Overlay Code
Reconfiguring a Lot involving land in: (1) Watercourse Buffer Area A; or (2) Watercourse Buffer Area B; or (3) Watercourse Buffer Area C.	Code assessment	Environmental Significance Overlay Code
Operational Work where located in Watercourse Buffer Area A, B or C and: (1) involving <i>exempt clearing</i> ; or (2) involving filling or excavation less than 10m ³ ; or (3) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; (a) has not lapsed; and (b) states that a development approval for operational works is not required.	Accepted	Not Applicable
Operational Work where not Accepted Development above and located in: (1) Watercourse Buffer Area A; or (2) Watercourse Buffer Area B; or (3) Watercourse Buffer Area C.	Code assessment	Not Applicable

Item 15: Amendment to Bushfire Hazard Overlay Code to include additional requirements for safe access

Summary

Amendment to the Bushfire Hazard Overlay Code to include additional requirements for safe access to new development.

Explanation

An amendment to the Bushfire Hazard Overlay Code is proposed to ensure that new development can be accessed from a suitable road network during bushfire emergencies.

The Overlay Code currently considers safe access to the land use from the property boundary, however, the suitability of the surrounding road network is not considered.

The provision is proposed to apply to assessable development only.

State Interests

State Planning Policy 2017 - Planning for Safety and resilience to hazards: Natural Hazards, Risk and Resilience

The proposal meets the requirement to plan for risks associated with natural hazards, including the projected impacts of climate change, which are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.

The proposed addition offers an improved safety outcome by meeting in particular the SPP requirements for development in natural hazard areas, through the requirement for development to meet policy (5) where: *Development in natural hazard areas: (a) supports and does not hinder disaster management capacity and capabilities; and (b) directly, indirectly and cumulatively, avoids an increase in the exposure or severity of the natural hazard and the potential damage on the site or to other properties.*

Proposed Changes

1. In Part 8, Overlays, Section 8.2.3 Bushfire Hazard Overlay Code, include the following additional Performance Outcome and Acceptable Outcome as PO10/AO10 and renumber subsequent outcomes accordingly:

Table 8.2.3.3.1— Bushfire Hazard Overlay Code - For Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
PO10 <u>During a bushfire event, development can be accessed from a road network suitable for use by emergency service vehicles and evacuation vehicles.</u>	AO10 <u>Development is accessed from either:</u> <u>(1) two different vehicular access routes, both of which connect to the public road network, provide safe access and egress to two different safe destinations and are available at all times and under all weather conditions; or</u> <u>(2) a singular vehicular access route which connects to the public road network, that provides safe access and egress to a safe destination and is available at all times and under all weather conditions. The full extent of the route can be traversed safely during a bushfire hazard event.</u> <u>Note: When assessing singular vehicle access routes, consideration must be given to mitigation of risks for the route to:</u> <u>a) become blocked to access or evacuation by fallen trees, smoke or other hazards;</u> <u>and</u> <u>b) bushfire hazard of the route, which should not be of a higher bushfire hazard level than the subject development.</u>

Item 16: Amendment to the Table of Assessment for Tourist Parks in the Rural Zone

Summary

Amendment to the Rural Zone Table of Assessment to clarify that cabins are not included in the threshold for a *Tourist Park* that is Accepted subject to requirements.

Explanation

An error in the planning scheme has been identified whereby a *Tourist park* that is Accepted subject to requirements as identified in the Table of Assessment cannot include cabins because they would not meet the acceptable outcome in the Tourist Park Code.

A Tourist Park in the Rural Zone that includes cabins would be assessable development (either code or impact assessable, depending on the number of *tourist accommodation sites*).

An amendment is proposed to the Table of Assessment to clarify that development that is Accepted subject to requirements does not involve cabins.

State Interests

Not applicable.

Proposed Changes

In Part 5, Tables of Assessment, amend Table 5.5.17.1 - Rural Zone - (Where no precinct applies) to exclude cabins that are part of a Tourist Park as development that is Accepted subject to requirements as shown below:

Table 5.5.17.1 - Rural Zone - (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	Accepted subject to requirements	
	If; (1) not more than 5 <i>tourist accommodation sites</i> ; and (2) on a site greater than 20 ha; and (2)(3) <u>not involving cabins or similar buildings.</u>	Rural Zone Code Parking and Access Code Tourist Park Code
	Code assessment	
	If not exceeding 25 <i>tourist accommodation sites</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourist Park Code

Item 17: Amendment to enable extensions to Dwelling Houses as accepted development in the Major Centre and Mixed Use Zones

Summary

Amendment to the Major Centre and Mixed Use Zones to enable extensions to existing Dwelling Houses as accepted development.

Explanation

New *Dwelling houses* are not intended in the Major Centre and Mixed Use Zones due to the potential conflict in uses with neighbouring commercial activities which could result in poor amenity for occupants of the dwelling. The zone is intended to accommodate more intense medium density residential activities.

Notwithstanding, it is proposed to enable extensions to existing *Dwelling Houses* or domestic outbuildings associated with the dwelling as accepted development (rather than Impact) in recognition that some areas included in the Major Centre and Mixed Use zone, particularly in Beaudesert, are currently established residential areas and planned to evolve into commercial areas over the long term.

State Interests

Not applicable.

Proposed Change

1. In Part 5, Tables of Assessment, Table 5.5.10.1 - Major Centre Zone include the new provisions for a *Dwelling house* as shown below:

Table 5.5.10.1 - Major Centre Zone

Use	Categories of development and Assessment assessable benchmarks for development and requirements for accepted development
Dwelling house	Accepted subject to requirements
	If involving extensions to an existing Dwelling house or any domestic outbuildings associated with the dwelling Dwelling House Code

1. In Part 5, Tables of Assessment, Table 5.5.13.1 - Mixed Use Zone (Where no precinct applies) include the new provisions for a *Dwelling house* as shown below:

Table 5.5.13.1 - Mixed Use Zone - (Where no precinct applies)

Use	Categories of development and Assessment assessable benchmarks for development and requirements for accepted development
Dwelling house	Accepted subject to requirements
	If involving extensions to an existing Dwelling house or any domestic outbuildings associated with the dwelling Dwelling House Code

2. In Part 6, Zones, 6.2.10 Major Centre Zone Code, amend Table 6.2.10.2.1 - Consistent Uses and Potentially Consistent Uses in the Major Centre Zone by including a Dwelling House (if involving extensions to an existing Dwelling house) as consistent development.

Table 6.2.10.2.1 - Consistent Uses and Potentially Consistent Uses in the Major Centre Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dwelling unit</i> (where located above the ground storey of a <i>commercial activity</i>) <i>Dwelling house (if involving extensions to an existing Dwelling house or any domestic outbuildings associated with the dwelling)</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Multiple dwelling</i> (where located above the ground storey of a <i>commercial activity</i>) <i>Rooming accommodation</i> (where located above the ground storey of a <i>commercial activity</i>)	

3. In Part 6, Zones, 6.2.13 Mixed Use Zone Code, amend Table 6.2.13.2.1 - Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies) by including a Dwelling House (if involving extensions to an existing Dwelling house) as consistent development.

Table 6.2.13.2.1 - Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Dwelling unit</i> (where located above the ground storey of a <i>commercial activity</i>) <i>Home based business</i> (if not involving <i>Dwelling house (if involving extensions to an existing Dwelling house or any domestic outbuildings associated with the dwelling)</i>) Industrial activities other than <i>minor industrial activities</i>) <i>Multiple dwelling</i> (where not exceeding 6 dwellings) <i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	<i>Multiple dwelling*</i> <i>Rooming accommodation</i> <i>Residential care facility*</i> <i>Retirement facility*</i>

4. Make any other consequential amendments to the planning scheme, including Overall Outcomes in the relevant Zone Codes as required.

Item 18: Amendments to Industry Thresholds for industrial use definitions

Summary

Amendments to Industry Thresholds in Schedule 1 to align with existing activities, the nature of the impact of the activities and reduce the threshold limits for some activities.

Explanation

An amendment to Schedule 1 is proposed that seeks to reduce some of the thresholds for industrial activities listed in the Industry Thresholds in Table SC1.1.4 and provide further clarification for the nature of activities.

The amendment to thresholds will mean that some activities that are currently classed as *High impact industries* will be included as *Medium impact industries*. *High impact industries* are Impact Assessable in all zones in the planning scheme and only intended to occur in the Bromelton State Development Area. *Medium impact industries* are Code Assessable in the Industry Zone and Impact Assessable in all other zones.

The amendment also proposes to reference additional activities and clarify the nature of some of the thresholds.

The proposed changes are outlined as follows:

1. Inclusion of leather goods and clothing and accessories assembling as an example of a *Low impact industry*.
2. Increasing the tonnage limit for processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, as a *Medium impact industry* from 500 tonnes to 1000 tonnes per annum (and for *High impact industry* greater than 1000 tonnes).
3. Increasing the tonnage limit for manufacturing wooden products including cabinet making, joinery, wood working as a *Medium impact industry* from 500 tonnes to 1000 tonnes per annum (and a *High impact industry* greater than 1000 tonnes).
4. Including the production of concrete products as a *Medium impact industry* rather than a *High impact industry* use.
5. Clarifying that the quantities produced through a distilling activity refers to the finished alcohol product that is produced in Litres.
6. Including manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum as a *Medium impact industry*. Note: this aligns with superseded guidance material for the Planning Regulation (Queensland Planning Provisions Version 4.0).'
7. Clarifying that the manufacturing of fiberglass pools, tanks and boats is a *High Impact industry*, regardless of the scale of the activity.

The proposed amendments align with the nature of the land use described in the associated land use definition.

State Interests

State Planning Policy 2017 - Planning for Safety and resilience to hazards: Emissions and hazardous activities

The State Interest requires that community health and safety and the natural and built environment are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured. The proposed amendments to the Low, Medium and High Impact Industry uses or thresholds of current uses will ensure that industrial development is located designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment, in accordance with Policy (1) of this State Interest. The proposed changes also aim to minimize health and safety risks to communities and individuals through the appropriate application of location and management requirements for the storage and disposal of hazardous materials and for prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances.

State Planning Policy 2017 - Planning for Economic Growth: Development and Construction

The proposed amendments respond to this State Interest which is concerned with the employment needs, economic growth and a strong development and construction sector. The proposed amendments for this State Interest assist in the facilitation of a range of residential, commercial, retail, industrial and mixed use development opportunities; the reduction of some thresholds for development; and through the provision of additional clarification such as quantity of the alcohol product. The required supply of suitable land for industrial and mixed use development will positively enhanced by the proposed changes to industrial use opportunities, thresholds, clarification changes.

Proposed Changes

In Schedule 1, SC1.1.4 Industry Thresholds, amend Table SC1.1.4.1 - Industry Thresholds as shown in tracked changes below:

SC1.1.4 Industry Thresholds

The industry thresholds listed below are to be used in conjunction with the defined uses listed in **Table**

SC1.1.2:

- (1) Low impact industry
- (2) Medium impact industry
- (3) High impact industry
- (4) Special industry.

Table SC1.1.4.1—Industry Thresholds

Use	Additional Examples Include
Low impact industry	<ol style="list-style-type: none"> (1) Manufacturing and assembly wooden products including cabinet making, joinery, wood working, producing less than 100 tonnes per annum, not involving spray painting (2) Manufacturing clay or ceramic products including pottery goods, less than 100 tonnes per annum (3) Processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 50 tonnes per annum (4) Assembling sheet glass and aluminium products, glazier or security screen assembly <i>Mechanical Low Impact Industries</i> including; (5) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting and panel beating (6) Repairing and servicing lawn mowers and outboard engines (7) Fitting and turning workshop (8) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (9) Printing advertising material, magazines, newspapers, packaging and stationery

Use	Additional Examples Include
	<p>(10) Assembling leather goods</p> <p>(9)(11) Assembling clothing and accessories</p> <p><i>Note - Assembling leather goods does not involve tanning or works for curing animal skins, hides or finishing leather.</i></p>
Medium impact industry	<p>(1) Metal foundry producing less than 10 tonnes of metal castings per annum</p> <p>(2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum</p> <p>(3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the Work Health and Safety Act 2011</p> <p>(4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum</p> <p>(5) Enamelling workshop using less than 15 000 litres of enamel per annum</p> <p>(6) Galvanising works using less than 100 tonnes of zinc per annum</p> <p>(7) Anodising or electroplating workshop where tank area is less than 400 square metres</p> <p>(8) Powder coating workshop using less than 500 tonnes of coating per annum</p> <p>(9) Panel beating and/or spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum</p> <p>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</p> <p>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 500 tonnes per annum</p> <p>(12) Processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 1000500 tonnes per annum</p> <p>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum</p> <p>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 100 and less than 1000500 tonnes per annum</p> <p>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum</p> <p>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 2000 tonnes per annum</p> <p>(17) Recycling and reprocessing batteries</p> <p>(18) Repairing or maintaining boats</p> <p>(19) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</p> <p>(20) Recycling or reprocessing tyres including retreading</p> <p>(21) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(22) Reconditioning metal or plastic drums</p> <p>(23) Glass fibre manufacture less than 200 tonnes per annum</p> <p>(24) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p> <p>(25) Concrete batching and producing concrete products</p> <p>(26) Crematoria</p> <p>(27) Distilling alcohol in works producing less than 2 500 litres of alcohol product per annum</p> <p>(27)(28) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum</p>
High impact industry	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</p> <p>(2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum</p>

Use	Additional Examples Include
	<p>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes</p> <p>(4) Scrap metal yard including a fragmentiser</p> <p>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 500 tonnes per annum</p> <p>(6) Processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 1000500 tonnes per annum</p> <p>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</p> <p>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 1000500 tonnes per annum</p> <p>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum</p> <p>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 2000 tonnes per annum</p> <p>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</p> <p>(12) Enamelling workshop using 15 000 litres or greater of enamel per annum</p> <p>(13) Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater</p> <p>(15) Powder coating workshop using 500 tonnes or greater of coating per annum</p> <p>(16) Panel beating and/or spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum</p> <p>(17) Producing concrete products and may include concrete batching</p> <p>(18)(17) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</p> <p>(19)(18) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</p> <p>(20)(19) Manufacturing fibreglass pools, tanks and boats</p> <p>(21)(20) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(22)(21) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products producing 10,000 tonnes or greater per annum</p> <p>(23)(22) Manufacturing tyres, asphalt, cement, mineral wool or ceramic fibre</p> <p>(24)(23) Abattoir</p> <p>(25)(24) Recycling chemicals, oils or solvents</p> <p>(26)(25) Waste disposal facility (other than waste incinerator)</p> <p>(27)(26) Recycling, storing or reprocessing regulated waste</p> <p>(28)(27) Manufacturing batteries</p> <p>(29)(28) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 1000500 tonnes per annum</p> <p>(30)(29) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum</p> <p>(31)(30) Glass fibre manufacture producing 200 tonnes or greater per annum</p> <p>(32)(31) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p> <p>(33)(32) Manufacturing substrate for mushroom growing</p> <p>(34)(33) Distilling alcohol in works producing greater than 2 500 litres and less than 10 000 litres <u>of alcohol product</u> per annum</p>
Special industry	<p>(1) Oil refining or processing</p> <p>(2) Producing, refining or processing gas or fuel gas</p> <p>(3) Distilling alcohol in works producing greater than 10 000 litres <u>of alcohol product</u> per annum</p>

Use	Additional Examples Include
	<ul style="list-style-type: none">(4) Power station(5) Producing, quenching, cutting, crushing or grading coke(6) Waste incinerator(7) Sugar milling or refining(8) Pulp or paper manufacturing(9) Tobacco processing(10) Tannery or works for curing animal skins, hides or finishing leather(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing(12) Rendering plant(13) Manufacturing chemicals, poisons and explosives(14) Manufacturing fertilisers involving ammonia(15) Manufacturing polyvinyl chloride plastic.

Item 19: Inclusion of a new Administrative Definition for Mobile Vendors

Summary

Include a new Administrative Definition for Mobile Vendors in Schedule 1 and limitations for the activity in Part 1.

Explanation

Community enquiries about the planning scheme have identified a need to include an Administrative Definition for Mobile Vendors to provide additional clarity about a *Shop* or *Food and Drink Outlet* operating as a *Temporary Use*.

Part 1, Section 1.7.1 of the of the planning scheme currently refers to the term 'itinerant vendor' when describing how a *Shop* can operate as a *Temporary Use* where it is occurring on land. However, there is no corresponding Administrative Definition to provide guidance on the nature of the activity. Further, it is considered that the current limitations on a *Temporary Use* for a *Shop* in Part 1 could equally be applied to a *Food and Drink Outlet*, thereby providing additional clarity for food truck vendors and the like.

The proposed amendment clarifies where and under what circumstances a *Mobile vendor* can operate as a *Shop* or *Food and Drink Outlet* without requiring planning approval by providing additional information in Table 1.7.1.1 - Temporary Uses and by including a new Administrative Definition for a *Mobile vendor*.

The activity involving a temporary *Shop* or *Food and drink outlet* is proposed to be limited to:

- a) one vendor per day, per site, per week; and
- b) on premises lawfully operating as a *Hotel*, *Service station*, *Shop*, *Shopping centre*, or *Community use*.

This is considered a reasonable time frame for the activity to occur on a temporary basis without interfering with the primary use of the land or triggering the Planning Scheme requirements for the land use.

Notes:

1. *Temporary use* is an Administrative Definition included in Schedule 1, Table SC1.2.2 in the Planning Scheme and means a use that -
 - a) is carried out on a non-permanent basis; and
 - b) does not involve the construction of, or significant changes to, permanent buildings or structures.
2. Guidance for Temporary Uses is provided in Part 1, Section 1.7 of the Planning Scheme. The guidance provided is not intended to be exhaustive or inclusive and uses conducted outside of the limitations may still be a *Temporary use* depending on the circumstances of the activity.
3. The Planning Scheme can only regulate activities occurring on land. Where occurring on local government controlled areas and roads, Council's local laws apply.

State Interests

Not applicable.

Proposed Changes

1. In Part 1, Section 1.7 Local Government Administrative Matters, 1.7.1 Temporary Uses, amend the table information for *Food and drink outlet* and *Shop* as shown in tracked changes:

1.7.1 Temporary Uses

For the purpose of the definition of 'temporary use' in Schedule 1, the uses listed in column 1 of Table 1.7.1.1—Temporary Uses, are impermanent if carried out in compliance with the limitations in column 2 of Table 1.7.1.1—Temporary Uses and up to the period specified in column 3 of Table 1.7.1.1—Temporary Uses.

Editor's Note - Table 1.7.1.1 - Temporary Uses is provided to provide a clear guide to common temporary uses, and it is not intended to be an exhaustive or exclusive list. Uses conducted outside of the limitations prescribed in columns 2 and 3, may still be a temporary use depending upon the circumstances of the activity. Contact Council regarding other activities which may constitute a temporary use.

Editor's Note - Temporary uses may be subject to other requirements, Standards and Approvals specified in local or State laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a temporary use to be conducted. Potential operators should contact Council for further details.

Table 1.7.1.1 - Temporary Uses

Column 1 Use	Column 2 Limitations on the Scope of Activity	Column 3 Maximum Period of the Activity
<i>Food and drink outlet</i>	If: (1) footpath dining; and (2) on a paved footpath; and (3) operating from adjoining premises lawfully operating as a <i>Food and drink outlet</i> ; and (4) tables, chairs and other furniture for the footpath dining: (a) are not fixed to the footpath; and (b) are removed from the footpath each day at the close of the hours of operation of the adjoining <i>Food and drink outlet</i> . Editor's Note - Local Law Approvals may be required.	Unlimited
	If: 1. <u>a Mobile vendor; and</u> 2. <u>operating from premises lawfully operating as a:</u> <u>a. Hotel; or</u> <u>b. Service station; or</u> <u>c. Shop; or</u> <u>d. Shopping centre; or</u> <u>e. Community use</u>	<u>1 vendor per day, per site, per week</u>
<i>Shop</i>	If: 1. at a fete; and 2. located on premises lawfully operating as a: a. <i>Child care centre</i> ; b. <i>Community care centre</i> ; c. <i>Educational establishment</i> ; or d. <i>recreational activity</i> .	4 days per calendar year

Column 1 Use	Column 2 Limitations on the Scope of Activity	Column 3 Maximum Period of the Activity
	If: 1. an itinerant <i>Mobile</i> vendor; and 2. operating from premises lawfully operating as a: a. <i>Hotel</i> ; or b. <i>Service station</i> ; or c. <i>Shop</i> ; or d. <i>Shopping centre</i> ; or e. <i>Community use</i> .	1 day per week per site- 1 vendor per day, per site, per week

2. In Schedule 1 Definitions, SC1.2 Administrative Definitions, Table SC1.2.1 - Index of Administrative Definitions, include *Mobile vendor* in the alphabetical place order.
3. In Schedule 1 Definitions, SC1.2 Administrative Definitions, Table SC1.2.2 - Administrative Definitions, include the following new *Mobile vendor* definition in the alphabetical place order.

Column 1 Administrative Term	Column 2 Definition
<u><i>Mobile vendor</i></u>	<u>Any person who engages in a temporary business of selling or delivering goods, wares, foods, foodstuffs, or merchandise from either a public or private place, other than at their permanent place of business or residence.</u> <u>An example of a <i>Mobile vendor</i> is a mobile coffee van.</u>

Item 20: Amendments to the Strategic Framework to clarify support for tourism activities in the Township Zone

Summary

Amendment to the Strategic Outcomes for tourism development in the Township Zone to achieve alignment with the purpose of the zone and intended mix of land uses.

Explanation

A review of the Planning Scheme has identified that the Strategic Outcomes for the Township Zone expressed in the Strategic Framework do not confirm support for tourism activities.

As expressed through the Township Zone Code and Material Change of Use Table of Assessment, the zone supports tourist attractions and short term accommodation uses to meet the needs of the travelling public. *Tourist attractions, Tourist Parks and Short-term accommodation* are identified as consistent uses in the Overall Outcomes of the Zone Code, which are further supported by the levels of assessment.

An amendment to the Strategic Framework is proposed that seeks to improve alignment with the outcomes for the Township Zone by clarifying that tourism activities, where of an appropriate scale and where impacts on surrounding residential uses can be managed are supported in the zone.

This means that when the Strategic Framework applies as an assessment benchmark for Impact Assessable Development Applications, the intent for tourism activities will align with the zone through a clear outcome expressed in the Strategic Outcomes.

State Interests

State Planning Policy 2017 - Planning for Economic Growth: Tourism

The State Interest seeks support for appropriate and sustainable tourism planning and development opportunities; and the protection of the social, cultural and natural values underpinning tourism developments.

The proposed amendment to the Strategic Framework seeks to support unforeseen tourism proposals that may arise within the Township Zone of rural towns and which also uphold the cultural and natural values that make the rural towns such as Harrisville, Mount Alford and Rathdowney tourist attractions. Policy (2) of this State Interest which considers potential tourist development opportunities and Policy (3) which aims to facilitate tourism development where complementary, compatible and protective of the economic, social, environmental and landscape values associated with the proposed development, are supported through the inclusion of this proposed amendment to the Strategic Framework of the planning scheme.

Proposed Changes

In Part 3 Strategic Framework, 3.4 Communities and Character, Section 3.4.1 Strategic Intent, amend the existing paragraph outlining the intent for the region's Townships as shown below:

Townships

Townships will remain in their current settlement pattern, with residential scale uses, to preserve their distinctive character that is interconnected with the *region's* rural history. *Townships* continue to facilitate a flexible mixed use environment comprising low density residential, small scale commercial, [tourism](#) and low impact industrial uses that services the residents of *Townships* and their immediate rural areas, [as well as the needs of the travelling public](#).

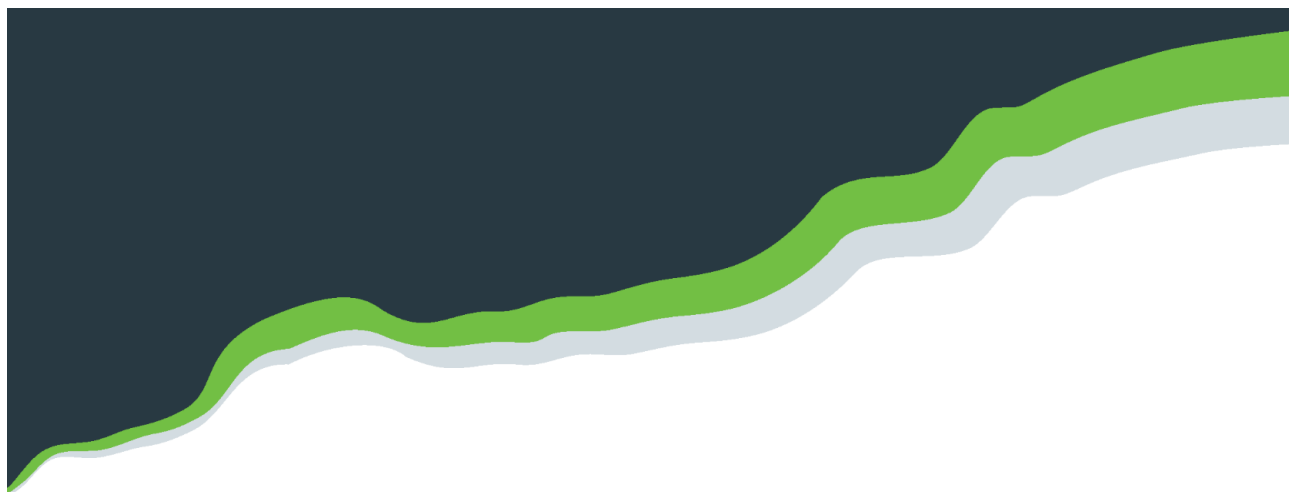
Development is designed to preserve and complement the *streetscape* and historic character, and the existing settlement pattern of *Townships*.

1. In Part 3, Strategic Framework, 3.4 Communities and Character, Table 3.4.2 Strategic Outcomes, element: *Townships*, amend the existing outcomes (1) - (4) as shown below.

- (1) *Townships* only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.
- (2) Development is of a low rise and low intensity, and complements the existing *streetscape*, rural character and settlement pattern of the *Township*. Development also maintains and complements the *Township's* existing character through the retention of historic and traditional buildings, and the use of design elements found in traditional buildings such as similar roof form, materials, scale and setbacks.
- (3) Limited commercial, [tourism](#) and lower impact industrial uses are provided where:
 - (a) located along main streets and within established business areas;
 - (b) compatible with the residential scale of the Township; and
 - (c) impacts on the amenity of nearby low-density residential activities are avoided.
- (4) *Townships* facilitate low density residential living opportunities on large residential lots. The Township Zone also supports small scale *Retirement facilities* and *Residential care facilities* to provide assisted living opportunities in proximity to the *Rural Areas* of the *region* where of a scale and design that is complementary to the character of the *Township*.

2. In Part 3 Strategic Framework, Section 3.5 Growing Economy, Table 3.5.2 Strategic Outcomes, amend outcome (14) for the Centre Hierarchy element as shown below:

- (14) The *Townships* (incorporating Aratula, Harrisville, Mount Alford, Peak Crossing, Roadvale, Rathdowney, Beechmont and Tamborine):
 - [\(a\)](#) provide a mix of small-scale uses to support the needs of the local community and the immediate rural catchment including retail, commercial, residential and low impact industrial uses and limited community services, recreation and open space;
 - [\(a\)\(b\)](#) may include tourism uses that are compatible with the scale and character of existing development and where impacts on the amenity and privacy of nearby properties are mitigated;
 - [\(b\)\(c\)](#) do not support *Shopping centres* or *Shops* that support higher-order retailing including *department stores*, *discount department stores*, *full-line supermarkets*, *supermarkets* or *Showrooms*;
 - [\(c\)\(d\)](#) complement and do not detract from the role and function of the Major Centre, District Centres, Local Centres and Neighbourhood Centres in providing for the higher-order retailing needs of the *region*;



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SCENIC RIM REGIONAL COUNCIL
SCENIC RIM PLANNING SCHEME 2020
AMENDMENT NO. 7

FOR COUNCIL'S ADOPTION

20 JUNE 2023

SCENIC RIM

REGIONAL COUNCIL



Scenic Rim Planning Scheme 2020

AMENDMENT NO.7

This is to certify that this is a true and correct copy of the *Scenic Rim Planning Scheme 2020* Amendment No. 7 adopted on *<insert date>* and commenced on *<insert date>*.

David Keenan

CHIEF EXECUTIVE OFFICER

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Preliminary

1. Short Title

This amendment may be cited as *Scenic Rim Planning Scheme 2020 Amendment No. 7*.

2. Purpose

This Administrative Amendment is made in accordance with Chapter 2, Part 1 of the Minister's Guidelines and Rules (Version 1.1) made under the *Planning Act 2016* and prescribed in the *Planning Regulation 2017*.

The purpose of this Administrative Amendment is to correct or change:

- a) an explanatory matter about the Planning Scheme;
- b) the format or presentation of the Planning Scheme;
- c) a spelling, grammatical or mapping error in the Planning Scheme that does not materially affect the remainder of the Planning Scheme;
- d) a factual matter incorrectly stated in the Planning Scheme;
- e) a redundant or out-dated term in the Planning Scheme;
- f) inconsistent numbering of provisions in the Planning Scheme;
- g) cross-references in the Planning Scheme; and
- h) terms used in the Planning Scheme to reflect amendments to the regulated requirements under the *Planning Act 2016*.

The changes to the Planning Scheme meet the criteria for Administrative Amendments as described in Schedule 1 of the Minister's Guidelines and Rules.

3. Application

This Administrative Amendment applies to the following version of the Scenic Rim Planning Scheme 2020:

Scenic Rim Planning Scheme 2020 (24 February 2023)

4. Amendments to the Planning Scheme

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
PART 1 - ABOUT THE PLANNING SCHEME			
1	1.2 Planning Scheme Components - Zone and Precincts Table	In the Precinct column, add the missing word 'Precinct' after Bromelton State Development Area.	1 a) i. an explanatory matter about the planning scheme
PART 3 - STRATEGIC FRAMEWORK			
2	3.4.1 Strategic Intent	In the third paragraph under the subheading <i>Housing Diversity and Affordable Living</i> , change the reference 'Retirement communities' to 'Retirement facilities' to correctly reference this defined use in the Planning Scheme.	1 a) vii. cross-references in the planning scheme.
3	3.4.1 Strategic Intent; 3.4.2 Strategic Outcomes; 3.5.2 Strategic Outcomes; Strategic Framework Map SFM-01 Communities and Character 9.3.9 Intensive Animal Industry Code 9.3.9.2 Purpose 2. a. i. and Table 9.3.9.3.3 - Criteria for Assessable Development PO2 and AO2	Amend the term 'Investigation Areas' to 'Future Investigation Area' as this conflicts with the existing term 'Investigation Area' that is currently used in the Flood Hazard Overlay Code and maps and defined in Schedule 1, SC1.2 Administrative Definitions.	1 a) vii. cross-references in the planning scheme.
PART 5 - TABLES OF ASSESSMENT			
4	5.5.4 Emerging Community Zone, Table 5.5.4.1 - Emerging Community Zone - Dual Occupancy	In Column 2, amend the heading for Dual Occupancy to read 'Accepted subject to requirements' to correct a drafting error. Retain the assessment benchmarks that apply.	1 a) iv. a factual matter incorrectly stated in the planning scheme.
5	5.5.9 Low-Medium Density Residential Zone, Table 5.5.9.1 Low-Medium Density Residential Zone - Multiple Dwelling, Residential Care Facility, Retirement Facility	Replace references to the 'Higher Density Residential Uses Code' with 'Medium Density Residential Uses Code' in the third column for <i>Multiple Dwelling</i> , <i>Residential Care Facility</i> and <i>Retirement Facility</i> to refer to the correct name for the code.	1 a) v. a redundant or out-dated term in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
6	5.5.13 Mixed Use Zone, Table 5.5.13.2 - Mixed Use Zone - Commercial Industrial Precinct - Food and Drink Outlet	For a Material Change of Use that is Accepted Development in the Mixed Use Zone - Commercial Industrial Precinct Add 'Not Applicable' in third column to achieve consistency with other Accepted uses.	1 a) ii. the format or presentation of the planning scheme.
7	5.5.13 Mixed Use Zone, Table 5.5.13.1 - Mixed Use Zone - (Where no precinct applies) - Club, Community Care Centre and Community Use	Replace references to the 'Standard Development Provisions Code' with 'Landscaping Code' in the third column for <i>Club</i> , <i>Community Care Centre</i> and <i>Community Use</i> to refer to the correct name for the code.	1 a) v. a redundant or out-dated term in the planning scheme.
8	5.5.17 Rural Zone Table 5.5.17.1 Rural Zone (where no precinct applies) - Intensive Animal Industry	<p>In order to align with correct terminology and formatting for the tables of assessment in for the Intensive Animal Industry Use:</p> <p>In column 2, where Code Assessment, delete reference to "if not, Self or Impact assessable and replace with:</p> <p><i>If:</i></p> <p>1. <i>not Accepted subject to requirements; and</i></p> <p>2. <i>not involving an Environmentally Relevant Activity.</i></p> <p>Delete row for Impact assessment and the wording underneath in Column 2 being: If involving an Environmentally Relevant Activity and remove references listed in Column 3.</p>	1 a) v. a redundant or out-dated term in the planning scheme.
9	5.5.17 Rural Zone Table 5.5.17.1; Table 5.5.17.2; Table 5.5.17.3 - Intensive Animal Industry	<p>Amend the Editor's Note that appears under the Intensive Animal Industry use where accepted subject to requirements to read as follows:</p> <p><i>Editor's Note - Refer to the Intensive Animal Industry Code for details <u>about the numbers and specifications of animals that may be kept as development that is Accepted subject to requirements</u> development.</i></p>	1 a) i. an explanatory matter about the planning scheme.
10	5.6 Categories of Development Assessment - Reconfiguring a Lot, Table 5.6.1 - Reconfiguring a Lot	Amend the heading of the second column by deleting the word 'of': <i>Categories of development and of assessment</i>	1 a) v. a redundant or out-dated term in the planning scheme.
11	5.6 Categories of Development Assessment - Reconfiguring a Lot, Table 5.6.1 - Reconfiguring a Lot	To achieve alignment with the structure of the categories of assessment in column 2 of Table 5.6.1, insert an additional line for Impact Assessment stating	1 a) i. an explanatory matter about the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		<p>that development is Impact Assessment if not code assessment in the:</p> <p>Rural Zone (Where no precinct applies)</p> <p>Rural Zone - Rural Escarpment Protection Precinct</p> <p>Rural Zone - Tamborine Mountain Rural Precinct</p> <p>It is noted that Schedule 10, Part 16 of the <i>Planning Regulation 2017 (prohibited development - reconfiguring a lot in the SEQ regional landscape and rural production area)</i>, will override the planning scheme where applicable. The existing Editor's note underneath the table will still apply, which states:</p> <p><i>Editor's note - The above levels of assessment and categories of assessment apply unless otherwise prescribed in the Act or the Regulation.</i></p>	
12	5.10 Categories of Development Assessment - Overlays, Table 5.10.1 - Overlays, Landslide Hazard and Steep Slope Overlay (Steep Slope)	<p>Under the categories of assessment for development affected by the Landslide Hazard and Steep Slope Overlay, in the sixth row of the table, correct the incorrect reference to operational works for filling and excavation to vegetation clearing as shown below:</p> <p><i>Operational Work involving the clearing of vegetation where:</i></p> <p><i>1. in a 'Slope Hazard 15.1-20%' area; or</i></p> <p><i>2 carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which;</i></p> <p><i>a. has not lapsed; and</i></p> <p><i>b. states that a development approval for operational works for filling and excavation <u>vegetation clearing</u> is not required.</i></p>	1 a) iv. a factual matter incorrectly stated in the planning scheme.
PART 6 - ZONES			
13	6.2.2 Conservation Zone Code, 6.2.2.2 Purpose and Overall Outcomes, 2. b .v .B.	Correct table reference to refer to Table 6.2.2.2.1 - Consistent Uses and Potentially Consistent Uses in the Conservation Zone.	1 a) iv. a factual matter incorrectly stated in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
14	6.2.2 Conservation Zone Code, Table 6.2.2.2.1 - Consistent Uses in the Conservation Zone	To align with references under section 6.2.2.2, correct the name of the table to Table 6.2.2.1 Consistent Uses and Potentially Consistent Uses in the Conservation Zone.	1 a) iv. a factual matter incorrectly stated in the planning scheme.
15	6.2.4 Emerging Community Zone Code, Table 6.2.4.2.1 - Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone	In Table 6.2.4.2.1, Column 1, under Residential Activities include Dual Occupancy to achieve consistency with other uses that are Accepted Subject to Requirements or Code Assessable in Zones.	1 a) ii. the format or presentation of the planning scheme.
16	6.2.5 Industry Zone Code, Table 6.2.5.3.1 - Assessable Development, AO2	Change references to <i>Caretaker's residence</i> to <i>Caretaker's accommodation</i> to correctly reference this defined land use in the Planning Scheme.	1 a) v. a redundant or out-dated term in the planning scheme.
17	6.2.6 Limited Development Zone Code, 6.2.6.2 Purpose and Overall Outcomes - Flood Land Precinct, 4. b. v. and 4. e. ii.	In the Purpose and Overall Outcomes for the Flood Land Precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.
18	6.2.6 Limited Development Zone Code, 6.2.6.2 - Purpose and Overall Outcomes - Historical Subdivision Precinct, 5. a. i.	Include Harrisville in the list of historical subdivisions as shown below: <i>Development:</i> <i>provides a rural living character commensurate with the limited services and infrastructure available in the historical subdivisions of Clumber, Croftby, Fassifern Valley, <u>Harrisville</u>, Munbilla, Rosevale and Warrill View;</i>	1 a) iv. a factual matter incorrectly stated in the planning scheme.
19	6.2.6 Limited Development Zone Code, 6.2.6.2 Purpose and Overall Outcomes - Historical Subdivision Precinct, 5. b. iv. B; 5. b. v.; 5. e. ii; and Table 6.2.6.3.2 - Assessable Development - Historical Subdivision Precinct, PO3, 2.	In the Purpose and Overall Outcomes for the Historical Subdivision Precinct and specific code provisions for the precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.
20	6.2.6 Limited Development Zone Code, 6.2.6.2 Purpose and Overall Outcomes - Historical Subdivision Precinct 3. b. iv and 5. b. v.	In order to achieve consistency with the format of other zones, amend the Overall Outcomes to include statements referencing the intent for column 2 of the Consistent Use Table for the Zone (Where no precinct applies) and the Historical Subdivision Precinct, renumber as shown below and amend references to refer to the correct table: 6.2.6.2 3. b. Land Uses	1 a) i. an explanatory matter about the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		<p>iv. are limited to;</p> <p>A. the uses listed as a consistent use in column 1 of Table 6.2.6.2.1 - Consistent Uses and Potentially Consistent Uses in the Limited Development Zone (Where no precinct applies); <u>or</u></p> <p>B. <u>the uses listed as potentially consistent uses in column 2 of Table 6.2.6.2.1 Consistent Uses and Potentially Consistent Uses in the Limited Development Zone (Where no precinct applies) where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone.</u></p> <p>v. where not listed in Table 6.2.6.2.1 Consistent Uses and Potentially Consistent Uses in the Limited Development Zone (Where no precinct applies) are inconsistent uses and are not intended to occur in the zone;</p> <p>6.2.6.2</p> <p>5. b. Land Uses</p> <p>iv. are limited to;</p> <p>A. the uses listed as a consistent use in column 1 of Table 6.2.6.2.23 - Consistent Uses and Potentially Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct; <u>or</u></p> <p>B. <u>the uses listed as potentially consistent uses in column 2 of Table 6.2.6.2.3 Consistent Uses and Potentially Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone;</u></p> <p>v. where not listed in Table 6.2.6.2.23 Consistent Uses and Potentially Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct are inconsistent uses and are not intended to occur in the zone;</p>	
21	6.2.8 Low Density Residential Zone Code, 6.2.8.2 Purpose and Overall Outcomes - Mountain Residential Precinct: 3. a. ii.;	In the Purpose and Overall Outcomes and specific zone code provisions for the Mountain Residential Precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
	<p>3. b. ii. A.;</p> <p>3. b. iii. C.;</p> <p>3. b. iv. B.;</p> <p>3. b. v.;</p> <p>3. d. iv. A.;</p> <p>Table 6.2.8.3.1 - Accepted and Assessable Development for Low Density Residential Zone (Where no precinct applies) and Low Density Residential Zone - Mountain Residential Precinct, PO1, 1.</p> <p>Table 6.2.8.3.3 - Assessable Development - Low Density Residential Zone - Mountain Residential Precinct, PO2, 3.; PO3, 1.</p>		
22	6.2.11 Major Tourism Zone Code, Table 6.2.11.3.1 - Accepted and Assessable Development AO1	Remove the shaded headings for 'Front' and 'Side and Rear' as they are not required and inconsistent with the formatting for other tables in zone codes specifying building setbacks.	1 a) ii. the format or presentation of the planning scheme.
23	6.2.12 Minor Tourism Zone Code, 6.2.12.2 2. D. iii. And Table 6.2.12.3.2 - Assessable Development, PO1	Replace the term 'front setback area' with 'street frontage' to achieve consistency in terminology used in the Planning Scheme.	1 a) v. a redundant or out-dated term in the planning scheme.
24	6.2.13 Mixed Use Zone Code, 6.2.13.2 Purpose and Overall Outcomes 3. b. iv. B.; 3. b. v. and e. i. and Table 6.2.13.3.2 - Assessable Development for Mixed Use Zone - Commercial Industrial Precinct, PO9, PO10, 1.	In the Purpose and Overall Outcomes and Zone Code for the Commercial Industrial Precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.
25	6.2.14 Neighbourhood Centre Zone Code, Table 6.2.14.3.1 - Assessable Development, AO6	Remove the word 'wall'.	1 a) iv. a factual matter incorrectly stated in the planning scheme.
26	6.2.15 Recreation and Open Space Zone Code, 6.2.15.2 Purpose and Overall Outcomes - Passive Recreation Precinct, 3. b. v. B; and 3. b. vi. and Table 6.2.15.3.3 Assessable Development - for Recreation and Open Space Zone - Passive Recreation Precinct, PO5	In the Purpose and Overall Outcomes for the Passive Recreation Precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
27	6.2.15 Recreation and Open Space Zone Code, Table 6.2.15.3.3 - Assessable Development - for Recreation and Open Space Zone - Passive Recreation Precinct, PO1	In PO1, point 3, change the term residential area to residential zone to reference a defined term in the Planning Scheme.	1 a) i. an explanatory matter about the planning scheme.
28	6.2.16 Rural Residential Zone Code, 6.2.16.2 Purpose and Overall Outcomes - Rural Residential A Precinct: 3. a. ii.; 3. b. ii. A; 3. b. iv 3. b. v. C; 3. b. vi. B; 3. b. vii; 3. d. v. A. Table 6.2.16.3.1 - Accepted and Assessable Development for Rural Residential Zone (Where no precinct applies) and Rural Residential Zone - Rural Residential A Precinct, PO1 1. and PO3, 1. Table 6.2.16.3.3 - Assessable Development - Rural Residential Zone - Rural Residential A Precinct, PO4, 4.; PO5, PO6, 1.	In the Purpose and Overall Outcomes and Code for the Rural Residential A Precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.
29	6.2.17 Rural Zone Code, 6.2.17.2 Purpose and Overall Outcomes 3.: 3. b. vi. B; 3. b. vii; 3. d. iii; and 4. b.viii. B; 4. b. ix. 4. d. ii. Table 6.2.17.3.3 - Accepted and Assessable Development - Rural Zone - Rural Escarpment Protection Precinct, PO1 1. Table 6.2.17.3.4 - Assessable Development - Rural Zone	In the Purpose and Overall Outcomes and Code for the Rural Escarpment and Tamborine Mountain Precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
	<p>- Rural Escarpment Protection Precinct, PO1, 4, PO5, 1.</p> <p>Table 6.2.17.3.5 - Accepted and Assessable Development - Rural Zone Code - Tamborine Mountain Rural Precinct PO1 1;</p> <p>Table 6.2.17.3.6 - Assessable Development - Rural Zone - Tamborine Mountain Rural Precinct, PO1, 4., PO4, 1, PO5, 1.</p>		
30	<p>Part 6, Zones, Rural Zone Code, Table 6.2.17.3.4 - Assessable Development - Rural Zone - Rural Escarpment Protection Precinct, AO3; and</p> <p>Table 6.2.17.3.6 - Assessable Development - Rural Zone - Tamborine Mountain Rural Precinct, AO2</p>	Replace 'adjoining land' with 'adjoining premises' to refer to the defined term in the Planning Scheme.	1 a) vii. cross-references in the planning scheme.
31	<p>6.2.18 Special Purpose Zone Code, 6.2.18.2 Purpose and Overall Outcomes - Bulk Water Storage Precinct, 4. b. iii. B. and 4. b. iv;</p> <p>Table 6.2.18.3.1 - Assessable Development - Bromelton State Development Area Precinct (BSDA), PO1; and</p> <p>Table 6.2.18.3.3 - Assessable Development - Bulk Water Storage Precinct, PO7.</p>	In the Purpose and Overall Outcomes for the Bulk Water Storage Precinct, the zone code provisions for the BSDA Precinct and the zone code provisions for the Bulk Water Storage Precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
32	6.2.19 Township Zone Code, 6.2.19.2 Purpose and Overall Outcomes for the Township Residential Precinct, 3. a. ii; 3. b. ii. A.; 3. b. iii. A.; 3. b.vi. B; 3. b. vii; Table 6.2.19.3.3 - Accepted and Assessable Development - Township Zone - Township Residential Precinct, PO1, 1; Table 6.2.19.3.4 - Assessable Development - Township Zone - Township Residential Precinct, PO1, PO2, 3., PO3, 2., PO4, 1.	In the Purpose and Overall Outcomes and Code for the Township Residential Precinct, change reference from 'zone' to 'precinct' to clarify that these outcomes are specifically sought for the precinct.	1 a) iv. a factual matter incorrectly stated in the planning scheme.
PART 8 OVERLAYS			
33	8.2.1. Agricultural Land Overlay Code, 8.2.1.1 Application	Remove below note under 8.2.1.1 as it is already mentioned under Section 8.1.1.2 Note - For the purposes of this Planning Scheme, 'significant agricultural land' means the land shown on the Agricultural Land Overlay Map OM-01 as Agricultural Land Classification (ALC) Class A and Class B land.	1 a) v. a redundant or out-dated term in the planning scheme.
34	8.2.2 Airport Environs and Defence Land Overlay Code Airport overlay Table 8.2.2.3.4	In Table 8.2.2.3.4 - Land Uses That Can Attract Wildlife, under Column1 - High Risk Activities, regarding Conservation, remove the word 'eg.' in front of the word 'wetland'.	1 a) v. a redundant or out-dated term in the planning scheme.
35	8.2.3 Bushfire Hazard Overlay Code, 8.2.3.1 Application	Amend the explanatory notes under 8.2.3.1 Application to reference updated legislation and provide further clarity about building requirements as shown below: Note - Land shown on the Bushfire Hazard Overlay Map OM-03 is designated as the Bushfire Prone Area for the purposes of section 12 of the Building Regulation 2006. The Bushfire Hazard Area includes land covered by the Medium, High and Very High Hazard Areas and Potential Bushfire Impact Buffer as identified in the SPP interactive mapping system (plan making) under the 'Safety and Resilience to Hazards' theme, subsection 'Natural	1 a) v. a redundant or out-dated term in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		<p><i>Hazards Risks and Resilience' and is declared as the designated bushfire prone area pursuant to Section 7 of the Building Regulation 2006.</i></p> <p><i>Note - The Building Act 1975 adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all building work identified in bushfire prone areas subsequent to development approval. Building development applications in a 'designated bushfire prone area' are required to meet the mandatory bushfire provisions in the National Construction Code (NCC) and in AS 3959-2018 Construction of buildings in bushfire prone areas. Bushfire protection provisions in the NCC apply to Class 1, 2 and 3 residential buildings and accommodation buildings and associated Class 10a structures such as garages, sheds and carports.</i></p>	
36	8.2.3 Bushfire Hazard Overlay Code, Table 8.3.1.3.2 - Bushfire Hazard Overlay Code - Assessable Development, AO10	<p>Amend Point 9 in AO10 to correctly reference Planning Scheme Policy 1 as shown below:</p> <p>AO10</p> <p><i>Lot boundaries or building envelopes are separated from hazardous vegetation by a public road (as per AO19), or a fire trail which has:</i></p> <p><i>9. drainage and erosion control devices in accordance with the standards prescribed in Planning Scheme Policy 1: Infrastructure Design a planning scheme policy;</i></p>	1 a) vii. cross-references in the planning scheme.
37	8.2.3 Bushfire Hazard Overlay Code, Table 8.3.1.3.2 - Bushfire Hazard Overlay Code - Assessable Development, AO8	Remove redundant bullet point in front of the text under AO8.	1 a) ii. the format or presentation of the planning scheme.
38	8.2.6 – Flood Hazard Overlay Code, Table 8.2.6.3.1 - Flood Hazard Overlay Code - for Assessable Development, AO1.9	<p>In order to correct the duplication of the existing AO5, delete AO1.9 and renumber subsequent Acceptable Outcomes accordingly.</p> <p>AO1.9</p> <p>Development does not:</p> <p>1. shorten warning time for other uses in the floodplain; and</p> <p>2. impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</p>	1 a) v. a redundant or out-dated term in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
PART 9 - DEVELOPMENT CODES			
39	9.3.2 Animal Keeping Code, Table 9.3.2.3.2 - Criteria for Assessable Development, Heading for PO1	Add 'and Catteries' after Kennels in the title bar above PO1 to clarify this outcome applies to development involving Catteries.	1 a) i. an explanatory matter about the planning scheme.
40	9.3.2 Animal Keeping Code, Table 9.3.2.3.2 - Criteria for Assessable Development, AO1.2	In AO1.2, replace the word 'house' with 'dwelling' to refer to a defined term in the Planning Scheme: <i>Kennel and cattery structures are separated a maximum of 20 metres from the house <u>dwelling</u> on the site occupied by the supervisor of the kennel or cattery.</i>	1 a) v. a redundant or out-dated term in the planning scheme.
41	9.3.5 Dwelling House Code, 9.3.5.2, 2, a. vi. and Table 9.3.5.3.1 - Criteria for Accepted and Assessable Development PO4 and AO4	In Overall Outcome , 9.3.5.2, 2, a. vi, and PO4/AO4 in Table 9.3.5.3.1, change reference to (primary) Dwelling House to 'primary dwelling' as shown below: <i>Overall Outcome 9.3.5.2, 2, a. vi:</i> <i>vi. involving a secondary dwelling is sited and designed to integrate with, and be subordinate to, the <u>primary dwelling</u>(primary) Dwelling house.</i> PO4 <i>A secondary dwelling:</i> <i>1. is designed to be subordinate to and visually integrate with the <u>primary dwelling</u> (primary) Dwelling house;</i> AO4 <i>The secondary dwelling:</i> <i>1. has a gross floor area not exceeding 60m²;</i> <i>2. where established on a site where access to the reticulated sewerage network is unavailable, can dispose of wastewater on-site by connection to the wastewater disposal system of the <u>primary dwelling</u> (primary) Dwelling house;</i> <i>3. is provided with a minimum of one off-street car parking space in addition to the requirement for the <u>primary dwelling</u> Dwelling house;</i> <i>4. is located within 20 metres of the outermost projection of the <u>primary dwelling</u> (primary) Dwelling house; and</i>	1 a) i. an explanatory matter about the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		5. <i>is connected to the same water and electricity supply as the <u>primary dwelling</u> (primary) Dwelling-house.</i>	
42	9.3.5 Dwelling House Code, Table 9.3.5.3.1 - Criteria for Accepted and Assessable Development, PO5 and AO5 (heading)	Amend the heading above PO5 and AO5 to clarify the outcomes only relate to domestic outbuildings in residential zones.	1 a) vii. cross-references in the planning scheme.
43	9.3.6 Extractive Industry Code, Table 9.3.6.3.1 - Criteria for Assessable Development - Groundwater extraction Only, PO8 and Table 9.3.6.3.2 - Criteria for Assessable Development - Extractive Industry (other than groundwater extraction), PO1, PO7 and AO8.2	Replace 'residential uses' with 'residential activities' to refer to defined term in the Planning Scheme.	1 a) v. a redundant or out-dated term in the planning scheme.
44	9.3.7 General Development Provisions Code, Table 9.3.7.3.1 Criteria for Assessable Development Only, AO5	Amend the typographical error in the note below AO5 as shown below: <i>Note - Where development is likely to create ongoing significant dust issues an Applicant may be required to provide a 'site based management plan' which adequately addresses dust mitigation measures includesing;</i>	1 a) iii. a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme.
45	9.3.9 Intensive Animal Industry, 9.3.9.3.1 - Criteria for Accepted and Assessable Development, PO1; Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry and Editor's Notes; Table 9.3.9.3.3 - Criteria for Assessable Development, PO7 and AO7.1, AO7.2AO7.3; Table 9.3.9.3.4 Standards for Assessable Intensive Animal Industry and Editor's Note.	Remove all asterisks, hash and exclamation marks used as footnotes to refer to Editor's Notes in the Code as their use is superfluous. The existing format of explanatory notes eliminates the need for these references.	1 a) vii. cross-references in the planning scheme.
46	9.3.10 Intensive Horticulture and Wholesale Nursery Code, Table 9.3.10.3.1 - Criteria for Accepted and Assessable Development, PO1	Amend PO1 in Table 9.3.10.3.1 to replace the word 'its' with 'the' as shown below: <i>Development is located on a site which has sufficient area to:</i> 1. <i>provide for an adequate setback of operations from road frontages</i>	1 a) i. an explanatory matter about the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		<p>and site boundaries; and</p> <p>2. <i>mitigate environmental nuisance within the the site and is compatible with the character and built form expectations for development in the zone.</i></p>	
47	9.3.10 Intensive Horticulture and Wholesale Nursery Code, Table 9.3.10.3.2 - Criteria for Assessable Development, PO1 and AO1.1 - AO1.4	Remove PO1 and AO1.1 - AO1.4 from Table 9.3.10.3.2 as these criteria duplicate assessment benchmarks in Table 9.3.10.3.1. The benchmarks in Table 9.3.10.3.1 will apply.	1 a) v. a redundant or out-dated term in the planning scheme.
48	9.3.10 Intensive Horticulture and Wholesale Nursery Code, Table 9.3.10.3.2 - Criteria for Assessable Development, Environmental Impacts (heading)	Amend the heading above PO3 to state Environmental Impacts - Mushroom Farms, to clarify this outcome only relates to development involving a mushroom farm.	1 a) i. an explanatory matter about the planning scheme.
49	9.3.10 Intensive Horticulture and Wholesale Nursery Code, Table 9.3.10.3.2 - Criteria for Assessable Development, AO5.	Amend AO5 to align with similar outcomes in the Planning Scheme as shown below: <i>Development is located on a site <u>which is accessible by a constructed road that is has constructed road access suitable for the number and type of vehicles associated with the use.</u></i>	1 a) v. a redundant or out-dated term in the planning scheme.
50	9.4.2 Earthworks, Construction and Water Quality Code, Table 9.4.2.3.2 - Construction Phase - Stormwater Management Design Objectives - Sediment Control, 2	Delete 'metres ² ' and replace with 'm ² ' for consistency with the Planning Scheme.	1 a) ii. the format or presentation of the planning scheme.
51	9.4.4 Landscaping Code, Table 9.4.4.3.1 - Criteria for Assessable Development, AO10, 3	In Point 3, replace the word 'streetscape' with 'street landscaping' to correctly reference the term used in Planning Scheme Policy 2 - Landscape Design.	1 a) vii. cross-references in the planning scheme.
52	9.4.4 Landscaping Code, Table 9.4.4.3.1 - Criteria for Assessable Development, AO15.4	Revise wording of AO15.4 to read as follows: <i>A Landscape Plan, prepared by a suitably qualified person, will be is submitted to Council which provides for:</i>	1 a) i. an explanatory matter about the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES						
53	9.4.4 Landscaping Code, Table 9.4.4.3.1 - Criteria for Assessable Development, AO4	Revise wording of AO4 to read as follows: <i>Climate control and energy efficient design meets the standards in Planning Scheme Policy 2 - Landscape Design.</i>	1 a) iii. a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme.						
54	9.4.4 Landscaping Code, Table 9.4.4.3.1 - Criteria for Assessable Development, PO5	<div>Broaden the PO to include any infrastructure not just electricity utility infrastructure to align with the Overall Outcomes and the AOs as shown below:</div> <table><tr><th colspan="2">Protection of Buildings and Infrastructure</th></tr><tr><td rowspan="3">PO5 Development ensures that the location and type of planting does not have an adverse effect on building foundations or electricity infrastructure such as overhead and underground utility services.</td><td>AO5.1 Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.</td></tr><tr><td>AO5.2 Plant species will not damage building foundations or overhead and underground utility services.</td></tr><tr><td>AO5.3 Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.</td></tr></table>	Protection of Buildings and Infrastructure		PO5 Development ensures that the location and type of planting does not have an adverse effect on building foundations or electricity infrastructure such as overhead and underground utility services.	AO5.1 Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.	AO5.2 Plant species will not damage building foundations or overhead and underground utility services.	AO5.3 Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.	1 a) i. an explanatory matter about the planning scheme.
Protection of Buildings and Infrastructure									
PO5 Development ensures that the location and type of planting does not have an adverse effect on building foundations or electricity infrastructure such as overhead and underground utility services.	AO5.1 Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.								
	AO5.2 Plant species will not damage building foundations or overhead and underground utility services.								
	AO5.3 Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.								
55	9.4.5 Parking and Access Code Table 9.4.5.3.2 - Criteria for Assessable Development, PO5	Change the term 'environment nuisance' to 'environment <u>a</u> l nuisance' to correctly reference a defined term in the Planning Scheme.	1 a) vii. cross-references in the planning scheme.						

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56	9.4.5 Parking and Access Code Table 9.4.5.3.2 - Criteria for Assessable Development, AO17.2	Change the term 'residential uses' to 'residential activities' to correctly reference a defined term in the Planning Scheme.	1 a) vii. cross-references in the planning scheme.
57	9.4.5 Parking and Access Code Table 9.4.5.3.2 - Criteria for Assessable Development, AO21.2	Change the term 'residential' to 'residential activities' to correctly reference a defined term in the Planning Scheme.	1 a) vii. cross-references in the planning scheme.

SCHEDULE 1 - DEFINITIONS			
58	SC1.1 Use Definitions - Battery storage facility (new)	<p>1. Include the new Use definition for <i>Battery storage facility</i> to align with the Planning Regulation 2017, which came into effect on 16 December 2022.</p> <p><i>Battery storage facility</i> <i>means the use of premises for the operation of 1 or more battery storage devices.</i></p> <p>2. Amend Table SC1.1.1 - Index of Use Definitions to include the new definition in the alphabetical place order.</p>	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.
59	SC1.1 Use Definitions - Dual occupancy	<p>Amend the existing Use definition for Dual occupancy with the updated definition in the Planning Regulation 2017, which came into effect on 26 September 2022 through the Planning (Secondary Dwellings) Amendment Regulation 2022 as shown below:</p> <p><i>Dual occupancy</i></p> <p>a. <i>means a residential use of premises for 2 households involving—</i></p> <p>i. <i>2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</i></p> <p>ii. <i>any domestic outbuilding associated with the dwellings; but</i></p> <p>b. <i>does not include a residential use of premises that involves a secondary dwelling.</i></p>	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
60	SC1.1 Use Definitions - Dwelling house	<p>Amend the existing Use definition for Dwelling house with the updated definition in the Planning Regulation 2017, which came into effect on 26 September 2022 through the Planning (Secondary Dwellings) Amendment Regulation 2022 as shown below:</p> <p>Dwelling house means a residential use of premises involving—</p> <ul style="list-style-type: none"> a. 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or b. <u>2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.</u> 4 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling. 	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.
61	SC1.1 Use Definitions - Food and drink outlet	<p>Amend the existing Use definition for <i>Food and drink outlet</i> to align with the updated definition in the <i>Planning Regulation 2017</i>, which came into effect on 18 February 2022 through the Planning (State Development Assessment Provisions) Amendment Regulation 2022 as shown below:</p> <p>Food and drink outlet means the use of premises for—</p> <ul style="list-style-type: none"> a. preparing and selling food and drink for consumption on or off the premises; or b. providing liquor for consumption on <u>or off</u> the premises, if the use is ancillary to the use in paragraph (a). <p><i>Examples of a food and drink outlet—</i> <i>cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</i></p>	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.
62	SC1.1 Use Definitions - Multiple dwelling	<p>Amend the existing Use definition for <i>Multiple dwelling</i> with the updated definition in the <i>Planning Regulation 2017</i>, which came into effect on 26 September 2022 through the Planning (Secondary Dwellings) Amendment Regulation 2022 as shown below:</p>	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES								
<p>Multiple dwelling <i>means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.</i></p>											
63	SC1.1 Use Definitions - Non-resident workforce accommodation	<p>Amend the existing Use definition for <i>Non-resident workforce accommodation</i> to align with the updated definition in the <i>Planning Regulation 2017</i>, which came into effect on 18 February 2022 through the Planning (State Development Assessment Provisions) Amendment Regulation 2022 as shown below:</p> <p>Amend 'Non-resident workforce accommodation' to 'Workforce accommodation' (and if involving lists, reorder in alphabetical order) in the following sections:</p> <ul style="list-style-type: none"> 4.2 Planning Assumptions, Table 1 -0 Relationship between LGIP development categories, LGIP development types and uses, under Column 3 Uses; 8.2.6 Flood Hazard Overlay Code, Table 8.2.6.3.1 - Flood Hazard Overlay Code - for Assessable Development, AO7.4 9.3.12 Medium Density Residential Uses Code, 9.3.12.2 Purpose 2. Viii and Table 9.3.12.3.2 - Criteria for Assessable Development - Non-Resident Workforce Accommodation Only - heading and PO15 Table SC1.1.1 - Index of Use Definitions Table SC1.1.2 - Use Definitions (as per below) Table SC1.1.3.2 - Defined Activity Group, opposite Residential activities Table SC1.2.2 - Administrative Definitions 	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.								
<table border="1"> <thead> <tr> <th>Column 1 Use</th><th>Column 2 Definition</th><th>Column 3 Example include</th><th>Column 4 Does not include the following examples</th></tr> </thead> <tbody> <tr> <td>Non-resident workforce</td><td>means the use of premises for —</td><td>contractor's camp,</td><td>Relocatable home park,</td></tr> </tbody> </table>				Column 1 Use	Column 2 Definition	Column 3 Example include	Column 4 Does not include the following examples	Non-resident workforce	means the use of premises for —	contractor's camp,	Relocatable home park,
Column 1 Use	Column 2 Definition	Column 3 Example include	Column 4 Does not include the following examples								
Non-resident workforce	means the use of premises for —	contractor's camp,	Relocatable home park,								

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		<p>accommodation <u>Workforce accommodation</u></p> <p>a. accommodation for non-resident workers; or b. recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).</p> <p>1. means the use of premises for— a. <u>accommodation that is provided for persons who perform work as part of—</u> i. <u>a resource extraction project; or</u> ii. <u>a project identified in a planning scheme as a major industry or infrastructure project; or</u> iii. <u>a rural use; or</u> b. <u>recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is</u></p>	<p>construction camp, single person's quarters, temporary workers' accommodation</p> <p>Short-term accommodation, Tourist park, <u>Rural workers' accommodation</u></p>

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		<div> <div></div> <div> <div>ancillary to the use in subparagraph (a); but</div> <div>2. does not include rural worker's accommodation.</div> </div> </div>	
64	SC1.1 Use Definitions - Rural workers' accommodation	<p>Amend the existing Use definition for <i>Rural workers' accommodation</i> to align with the updated definition in the <i>Planning Regulation 2017</i>, which came into effect on 18 February 2022 Planning (State Development Assessment Provisions) Amendment Regulation 2022 as shown below:</p> <p><i>Rural workers' accommodation</i> <i>means the use of premises as for accommodation, whether or not self-contained, for employees of a rural use, if—</i></p> <p>a. the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>the employees are not non-resident workers.</p>	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.
65	SC1.2 Administrative Definitions - Advertising device	<p>Delete Editor's Note under <i>Advertising device</i> as the note refers to a section that does not exist in the Planning Scheme:</p> <p>Editor's Note—Refer to section 1.7.2—Temporary Uses for devices, signs or the like that are deemed to be non-permanent in nature for the purpose of this definition.</p>	1 a) vii. cross-references in the planning scheme.
66	SC1.2 Administrative Definitions - Battery storage device (new)	<p>1. Include the following new definition for 'battery storage device' to assist with interpretation of a battery storage facility:</p> <p><i>battery storage device—</i> <i>a. means plant that—</i></p>	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.

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		<p><i>i. converts electricity into stored energy; and</i></p> <p><i>ii. releases stored energy as electricity; and</i></p> <p><i>b. includes any equipment necessary for the operation of the plant.</i></p> <p>2. Amend Table SC1.2.1 - Index of Administrative Definitions to include the new definition in the alphabetical place order.</p>	
67	SC1.2.2 Administrative Definitions - Household	<p>Replace the existing Administrative definition for Household with the updated definition in the <i>Planning Regulation 2017</i>, which came into effect on 26 September 2022 through the Planning (Secondary Dwellings) Amendment Regulation 2022:</p> <p><i>household means 1 or more individuals who live in a dwelling with the intent of living together on a long-term basis; and make common provision for food and other essentials for living.</i></p> <p><u><i>household means 1 or more individuals who live together in a dwelling.</i></u></p>	1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.
68	SC1.2.2 Administrative Definitions - Vulnerable Use	<p>Remove text 'for the purposes of the Overlay Codes and Categories of Assessment - Overlays' in the definition of vulnerable use to ensure the definition applies wherever it is referenced in the Planning Scheme. The term is also referenced in the Planning Scheme Policies associated with the Overlays.</p> <p><i>For the purposes of the Overlay Codes and Categories of Assessment - Overlays, it means any of the following uses:</i></p> <ol style="list-style-type: none"> <i>Child care centre;</i> <i>Community residence;</i> <i>Community Care Centre</i> <i>Detention facility;</i> <i>Educational establishment;</i> <i>Emergency services;</i> 	1 a) i. an explanatory matter about the planning scheme.

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		<p>7. Hospital;</p> <p>8. Indoor sport and recreation;</p> <p>9. Industry activities involving the manufacture or storage of hazardous materials in bulk;</p> <p>10. Major electricity infrastructure (for the purpose of the Bushfire Hazard Overlay);</p> <p>11. Multiple dwelling;</p> <p>12. Nature-based tourism;</p> <p>13. Non-resident workers accommodation;</p> <p>14. Outdoor sport and recreation;</p> <p>15. Place of worship;</p> <p>16. Relocatable home park;</p> <p>17. Residential care facility;</p> <p>18. Retirement facility;</p> <p>19. Relocatable home park;</p> <p>20. Rooming accommodation;</p> <p>21. Shopping centre;</p> <p>22. Short-term accommodation;</p> <p>23. Substations (for the purpose of the Bushfire Hazard Overlay);</p> <p>24. Telecommunication facilities (for the purpose of the Bushfire Hazard Overlay);</p> <p>25. Tourist attraction; or</p> <p>26. Tourist park;</p> <p>27. Utility installation (for the purpose of the Bushfire Hazard Overlay).</p>	
69	SC1.2.2 Administrative Definitions - Secondary Dwelling	<p>Replace the existing Administrative definition for Secondary dwelling with the updated definition in the <i>Planning Regulation 2017</i>, which came into effect on 26 September 2022 through the Planning (Secondary Dwellings) Amendment Regulation 2022:</p> <p>secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p><u>secondary dwelling</u> means a dwelling on a lot that is used in conjunction with,</p>	<p>1 b) i. reflect an amendment to the regulated requirements under the Planning Act for a term used in the planning scheme.</p>

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
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but subordinate to, another dwelling on the lot, whether or not the dwelling is—

a. attached to the other dwelling; or

b. occupied by individuals who are related to, or associated with, the household of the other dwelling.

SCHEDULE 2 - MAPPING

70	Schedule 2 - Mapping	<p><u>DCDB Update</u></p> <ol style="list-style-type: none"> 1. Update the Overlay Maps and Other Plans Maps with the January 2023 Digital Cadastral Database (DCDB); 2. Update the 'Digital Cadastral Database date' on the legend of the Overlay Maps and Other Plans Maps to January 2023. <p><u>Explanation</u></p> <p>The DCDB is the digital representation of all land parcels and property boundaries in Queensland and is administered by the Queensland Government (Department of Resources). The current Planning Scheme Overlay Maps and Other Plans Maps were produced using a December 2019 DCDB. Adjustments to the DCDB (undertaken by the Queensland Government) occur periodically, however a major review of the Scenic Rim region occurred during 2020, resulting in a large number of adjustments and corrections to property boundaries.</p> <p>Figure 1 provides an example of the DCDB adjustment and illustrates the Overlay feature not aligning with property boundaries.</p>	1 a) iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument.
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ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
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Figure 1: Example of DCDB adjustment. The Local Heritage Area only applies to Lot 1 RP27260.

As part of this amendment, any property based features will be adjusted to align with the new DCDB and these are listed in Table 1. If any associated buffer areas exist around the adjusted property based feature, the buffer area has also been amended to reflect the adjusted DCDB.

The features affected by the proposed amendment are included in Table 1:

Table 1: Planning Scheme Map and property based feature adjusted to align with new DCDB.

Overlay	Property Based Feature Amended
OM-02 Airport Environs and Defence Land	Height Restriction Zone A Height Restriction Zone B Defence Land

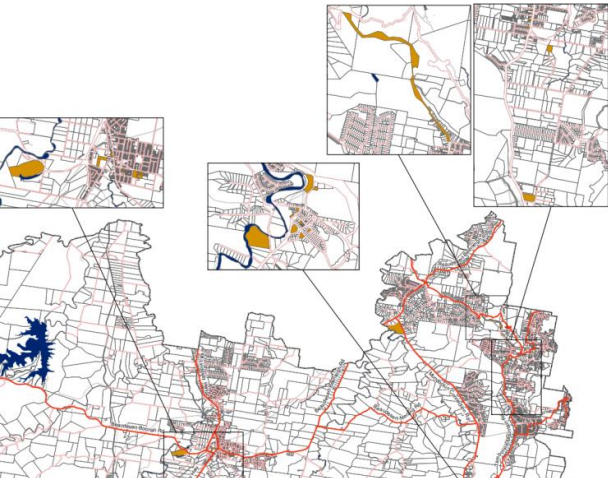
ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		Defence Land Buffer Area	
		OM-04-F Environmental Significance - Vegetation Management Area	
		OM-08 Local Heritage	
		OM-09-A Regional Infrastructure - Water and Wastewater Infrastructure	
		OM-09-B	
		OM-11 Master Plan Areas	
		OM-13 Minimum Lot Size	
		OPM-01 Bromelton State Development Area	
		OPM-02 Abandoned Mines and Mining Leases	
		OPM-03 Tamborine Mountain Community Area	

71 Schedule 2 - Mapping

Inclusion of street names for Overlay Map OM-08 Local Heritage

The PDF version of Overlay Map OM-08 Local Heritage does not display the

1 a) iii. a spelling, grammatical or mapping error in the instrument that

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		<p>street names in the inserts on the map, making it more challenging to locate a property (refer to Figure 3 for an example). The amendment will display the street names in the inserts on Overlay Map OM-08 Local Heritage.</p>  <p><i>Figure 3: Inserts currently have no street names displaying making it more challenging to locate a property.</i></p>	<p>does not materially affect the remainder of the instrument.</p>
72	Schedule 2 - Mapping	<p><u>Removal of the constructed section of the Beaudesert Bypass</u></p> <p>The constructed section of the Beaudesert bypass can now be reflected in the Overlay Mapping. The amendment involves the removal of the Road Investigation Corridor along the northern section of the Beaudesert Bypass on OM-09-B - Regional Infrastructure Overlay - Major Electricity, Roads & Rail Infrastructure map.</p>	<p>1 a) iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument.</p>
73	Schedule 2 - Mapping	<p><u>Removal of locational features from Overlay Maps and Other Plans Maps</u></p> <p>The original maps associated with the Planning Scheme were developed for a static environment (PDF display). Each map typically requires the display of locational features to assist in locating a property, such as state-controlled roads, waterways and waterbodies. The introduction of interactive mapping and</p>	<p>1 a) iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument.</p>

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
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the ePlan makes it easier to locate a property in an interactive environment. Currently, mapping in the ePlan has been developed to reflect the PDF mapping as much as possible. Given the ePlan greatly assists in locating properties, the need to display locational information is becoming less important, and at times, can make navigating and interpreting the Planning Scheme mapping in the interactive environment confusing for customers.

In some instances, there is also data present underneath these locational features that cannot be seen unless the locational features are removed (see Figure 4). Removing this data will streamline mapping and the map processing time in the ePlan environment, making the system faster for customers.



Figure 4: Illustrates the presence of data sitting underneath the Waterbody feature on Overlay Map 4A - Environmental Significance - Biodiversity at Maroon Dam

In addition, every time there is a change to the State-controlled Roads, waterbody and waterway data, the majority, if not all, Planning Scheme maps (both in PDF and in interactive environments) require updating. The Planning Scheme currently has 177 maps in PDF form and the removal of unnecessary features will improve efficiencies.

To simplify the ePlan mapping and Planning Scheme PDF maps, State-controlled Roads, waterbody and waterway data will be removed from Overlay Maps and Other Plans Maps listed in Table 2.

Table 2: State-controlled roads, waterbody and waterway data to be removed

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
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from Overlay Maps and Other Plans Maps.

Overlay Map		Data to be removed		
		State Controlled Roads	Waterbody	Waterway
OM-01	Agricultural Land Overlay	✓	✓	✓
OM-02	Airport Environs and Defence Land Overlay	✓	✓	✓
OM-03	Bushfire Hazard Overlay	✓	✓	✓
OM-04-A	Environmental Significance Overlay - Biodiversity	✓	✓	✓
OM-04-B	Environmental Significance Overlay - Local Biodiversity	✓	✓	✓
OM-04-C	Environmental Significance Overlay - Priority Species	✓	✓	✓
OM-04-D	Environmental Significance Overlay - Wetlands and Waterways	✓	✓	NA
OM-04-E	Environmental Significance Overlay - Local Watercourses	✓	✓	NA
OM-04-F	Environmental Significance Overlay - Vegetation Management Area	✓	✓	✓
OM-05	Extractive Resources Overlay	✓	✓	✓
OM-06-A	Flood Hazard Overlay - Hazard Area	✓	✓	NA
OM-06-B	Flood Hazard Overlay - Category Area	✓	✓	NA

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES		
		OM-07-A	Landslide Hazard and Steep Slope Overlay - Steep Slope	✓	✓
		OM-07-B	Landslide Hazard and Steep Slope Overlay - Landslide Hazard Area	✓	✓
		OM-08	Local Heritage Overlay	✓	✓
		OM-09-A	Regional Infrastructure Overlay - Water and Wastewater Infrastructure	✓	NA
		OM-09-B	Regional Infrastructure Overlay - Major Electricity, Roads & Rail Infrastructure	✓	✓
		OM-10-A	Water Resource Catchments Overlay - Catchment Area	✓	✓
		OM-10-B	Water Resource Catchments Overlay - Streams and Dams	✓	NA
		OM-11	Master Plan Areas Overlay	✓	✓
		OM-12	Transport Noise Corridor Overlay	NA	✓
		OM-13	Minimum Lot Size Overlay	✓	✓
		OM-14	Higher Order Roads Overlay	NA	✓
		OM-15	Road Hierarchy Overlay	NA	✓
		OPM-01	Bromelton State Development Area	✓	✓
		OPM-02	Abandoned Mines and Mining Leases	✓	✓
		OPM-03	Tamborine Mountain Community Area	✓	✓

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES												
SCHEDULE 4 - NOTATIONS REQUIRED UNDER THE PLANNING ACT 2016															
74	Sc4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act	Include details of all Adopted Infrastructure Charges Resolutions in Table Sc4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act.	1 a) iv. a factual matter incorrectly stated in the planning scheme.												
SCHEDULE 5 - DESIGNATION OF PREMISES FOR DEVELOPMENT															
75	Table 5.1 - Designation of premises for development of infrastructure under section 42 of the Act	1. Update Table SC5.1 - Designation of premises for development of infrastructure under section 42 of the Act with additional designations gazetted since the adoption of the Planning Scheme as per the below:	1 a) iv. a factual matter incorrectly stated in the planning scheme; and 1 a) ii. the format or presentation of the planning scheme.												
<table border="1"> <thead> <tr> <th>Date the Designation, amendment, extension or repeal takes effect</th><th>Location of premises (real property description)</th><th>Street Address (including the relevant local government area if the notation is outside the planning scheme area)</th><th>Type of Infrastructure/Project Description</th></tr> </thead> <tbody> <tr> <td>13/8/2021</td><td>Lot 106 CH31261</td><td>Lot 106 Beckwith Road, LIMESTONE RIDGES</td><td> <i>Project Description</i> Camp Courage <i>Infrastructure Type</i> (3) community and cultural facilities, including community centres, galleries, libraries and meeting halls; (12) hospitals and health care services. </td></tr> <tr> <td>30/09/2022</td><td>Lot 12 RP17934</td><td>2-4 John Street, 3-11 Oliver Street and</td><td> <i>Project Description</i> All Saints Primary </td></tr> </tbody> </table>				Date the Designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street Address (including the relevant local government area if the notation is outside the planning scheme area)	Type of Infrastructure/Project Description	13/8/2021	Lot 106 CH31261	Lot 106 Beckwith Road, LIMESTONE RIDGES	<i>Project Description</i> Camp Courage <i>Infrastructure Type</i> (3) community and cultural facilities, including community centres, galleries, libraries and meeting halls; (12) hospitals and health care services.	30/09/2022	Lot 12 RP17934	2-4 John Street, 3-11 Oliver Street and	<i>Project Description</i> All Saints Primary
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13/8/2021	Lot 106 CH31261	Lot 106 Beckwith Road, LIMESTONE RIDGES	<i>Project Description</i> Camp Courage <i>Infrastructure Type</i> (3) community and cultural facilities, including community centres, galleries, libraries and meeting halls; (12) hospitals and health care services.												
30/09/2022	Lot 12 RP17934	2-4 John Street, 3-11 Oliver Street and	<i>Project Description</i> All Saints Primary												

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION		NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
		Lots 26-34 RP17932 Lot 42 SP147318.	Church Street, BOONAH	School and Church <i>Infrastructure Type</i> (3) community and cultural facilities, including community centres, galleries, libraries and meeting halls (6) educational facilities.
	07/10/2022	Lot 4 GTP1389 190 SP234843	79C Ogilvie Place, KOORALBYN	<i>Project Description</i> Kooralbyn International School <i>Infrastructure Type</i> (6) educational facilities.

2. Correct minor formatting errors in the table, including:
 - a. Date and location formatting for:
 - i. Mount Alford Rural Fire Brigade;
 - ii. Rathdowney Auxiliary Fire and Rescue State and Rural Fire Service Facility and associated facilities; and
 - iii. Beaudesert Police Station
 - b. Inclusion of Infrastructure Type number for Beaudesert Police Station.

APPENDIX 2 - TABLE OF AMENDMENTS

ITEM	PLANNING SCHEME REFERENCE	DESCRIPTION OF AMENDMENT AND EXPLANATION	NATURE OF ADMINISTRATIVE AMENDMENT IN ACCORDANCE WITH SCHEDULE 1 OF THE MINISTER'S GUIDELINES AND RULES
76	Table AP2.1 - Table of Amendments	Update Table AP2.1 to reflect Amendment No. 3 and Amendment No. 7 gazetted on 30 June 2023.	1 a) ii. the format or presentation of the planning scheme.

Asset & Environmental Sustainability

10.4 Community and Recreational Asset Recovery and Resilience Program

Executive Officer: General Manager Asset and Environmental Sustainability

Item Author: General Manager Asset and Environmental Sustainability

Attachments: Nil

Executive Summary

The joint Australian and Queensland government-funded (50:50) Community and Recreational Asset Recovery and Resilience Program (CRARRP) is an exceptional circumstances Category C and D funding package approved under the Disaster Recovery Funding Arrangements (DRFA) to support community and recreational assets impacted by the extraordinary disaster events of financial year 2021-2022 that are not eligible for other funding. Council has been successful in funding for 10 projects.

Recommendation

That Council acknowledge the funding from the Community and Recreational Asset Recovery and Resilience Program, jointly funded by the Australian and Queensland government, for the following projects:

- Land slip on fire trail in reserve behind Meridian Way, Beaudesert;
- Land slip on fire trail in Guanaba Park, Tamborine Mountain;
- Land slip in The Shelf Rd Reserve, Tamborine Mountain;
- Land slip at Lahey Tunnel, Canungra;
- Removal of silt from ponds at Tamborine Mountain Botanical Gardens;
- Car park surfacing at Moriarty Park Dog Agility Facility, Canungra;
- Road reconstruction at Tom Enright Drive, Beaudesert; and
- Access road surfacing at Hayes Oval, Harrisville.

Previous Council Considerations / Resolutions

Nil.

Report / Background

The joint Australian and Queensland government-funded (50:50) CRARRP is a component of a jointly funded exceptional circumstances Category C and D funding package approved under the DRFA to support local government areas impacted by the extraordinary disaster events of financial year 2021-2022. One-hundred million dollars is available and all works must be complete by 30 June 2024.

The key objective of the DRFA Category C CRARRP is to provide funding to assist local governments, state agencies, and non-profit sport and recreation associations to clean-up and/or repair or build resilience of eligible community and recreational assets and facilities that have been damaged by the extraordinary disaster events of financial year 2021-2022 and are considered ineligible for DRFA Category B funding.

The following projects were successful:

• Land slip on fire trail in reserve behind Meridian Way, Beaudesert	\$2,233,359
• Land slip on fire trail in Guanaba Park, Tamborine Mountain	\$587,687
• Land slip in The Shelf Rd Reserve, Tamborine Mountain	\$139,030
• Land slip at Lahey Tunnel, Canungra	\$145,321
• Removal of silt from ponds at Tamborine Mountain Botanical Gardens	\$671,964
• Car park surfacing at Moriarty Park Dog Agility Facility, Canungra	\$183,610
• Road reconstruction at Tom Enright Drive, Beaudesert	\$38,461
• Access road surfacing at Hayes Oval, Harrisville	\$52,384

Project planning has commenced for delivery of these projects alongside the flood recovery program.

Budget / Financial Implications

A Council contribution is not required for this program, but approved funding will be lump sum and any costs above the approved funding will be Council's responsibility. Actual costs incurred prior to funding approval are eligible for reimbursement provided the project is approved for funding.

Strategic Implications

Operational Plan

Theme: 6. Accessible and Serviced Region

Key Area of Focus: Accessibility and reliability of Council-controlled transport, flood mitigation and drainage infrastructure, with enhanced resilience

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR43 Inadequate or ineffective planning, delivery and maintenance of infrastructure resulting in risk to public and staff safety and potential financial implications.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Infrastructure, Assets & Service Delivery Adverse impact to the community as a result of poor infrastructure	4 Major	Possible	High	10 Year Capital Works Program; Asset Management Plans; Long-term financial plans;	Medium

Consultation

A list of eligible projects for nomination was developed in consultation with the business units responsible for delivery of the identified projects, following receipt of the Program funding guidelines.

Feedback from the Queensland Reconstruction Authority regarding eligibility of projects was sought and given. Advice was subsequently received from the Queensland Reconstruction Authority announcing the list of successful projects.

Conclusion

Council has been successful in obtaining funding under Community and Recreational Asset Recovery and Resilience Program, for the following nominated projects:

- | | |
|--|-------------|
| • Land slip on fire trail in reserve behind Meridian Way, Beaudesert | \$2,233,359 |
| • Land slip on fire trail in Guanaba Park, Tamborine Mountain | \$587,687 |
| • Land slip in The Shelf Rd Reserve, Tamborine Mountain | \$139,030 |
| • Land slip at Lahey Tunnel, Canungra | \$145,321 |
| • Removal of silt from ponds at Tamborine Mountain Botanical Gardens | \$671,964 |
| • Car park surfacing at Moriarty Park Dog Agility Facility, Canungra | \$183,610 |
| • Road reconstruction at Tom Enright Drive, Beaudesert | \$38,461 |
| • Access road surfacing at Hayes Oval, Harrisville | \$52,384 |

10.5 Emergency Response Fund - Price Creek Bridge, Illinbah

Executive Officer: General Manager Asset and Environmental Sustainability

Item Author: General Manager Asset and Environmental Sustainability

Attachments: Nil

Executive Summary

Council has been successful in securing funding under the Australian Government's Emergency Response Fund Program for the replacement of an existing low-level floodway on Upper Coomera Road, over Price Creek, at Illinbah.

Recommendation

That Council acknowledge the funding provided by the Australian Government through the Emergency Response Fund for construction of a new concrete bridge over Price Creek, on Upper Coomera Road, Illinbah.

Previous Council Considerations / Resolutions

Nil.

Report / Background

Following the 2021-2022 rainfall and flooding event, the Australian Government offered an additional \$150 million from the Emergency Response Fund (\$75 million for Queensland and \$75 million for New South Wales) to assist with recovery efforts.

The Emergency Response Fund is an investment fund to maximise the Commonwealth's capacity to support states and territories responses to major natural disasters into the future. Funding from the Emergency Response Fund complements existing sources of funding for emergency response and disaster recovery, including the Disaster Recovery Funding Arrangements, and the Australian Government Disaster Recovery Allowance. The Disaster Ready Fund replaces the Emergency Response Fund which terminates on 30 June 2023. Emergency Response Fund Programs will continue to be honoured.

The Australian Government recently announced that a total of seven projects in Queensland have been approved under the Emergency Response Fund, of which Council's Price Creek Bridge project was one. The funding is provided to assist recovery and post-disaster initiatives in communities significantly impacted by the South East Queensland Rainfall and Flooding, 22 February to 5 April 2022 event.

The Price Creek Bridge project involves the replacement of an existing low level floodway with a new concrete bridge (15 metre span) with raised deck height to increase flood immunity. This bridge provides the single route of access out of this community in a flood event.

The scope of this project also includes environmental works, traffic management and temporary works, public utilities adjustment, earth works, bridge cost, pavements, traffic signage and guard rail.

This project will:

1. ensure the community is not isolated during a flood event;
2. increase flood immunity, reducing the time following a heavy rainfall event that access is restricted;
3. increase road user safety with design to current engineering standards;
4. reduce future maintenance with design and construction of a robust concrete structure;
5. provide economic and social benefits by maintaining access and improved safety; and
6. provide environmental protection by increasing the waterway area at the crossing.

The project is expected to be completed by December 2024.

Budget / Financial Implications

Council has been successful in securing funding under the Emergency Response Fund. The funding stream does not require complementary funding from Council.

At the time of application (September 2022) the project was estimated to cost \$3,133,055; which matches the project cost estimate.

Strategic Implications

Operational Plan

Theme: 6. Accessible and Serviced Region

Key Area of Focus: Accessibility and reliability of Council-controlled transport, flood mitigation and drainage infrastructure, with enhanced resilience

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR43 Inadequate or ineffective planning, delivery and maintenance of infrastructure resulting in risk to public and staff safety and potential financial implications.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Infrastructure, Assets & Service Delivery Adverse impact to community and infrastructure due to poor infrastructure planning and management	4 Major	Possible	High	Core Asset Management Plans; Local Disaster Management Plan	Medium

Consultation

Following the South East Queensland Rainfall and Flooding, 22 February to 5 April 2022 event, and the announcement the Australian Government funding of \$150 million from the Emergency Response Fund, Council has been working with the Queensland Reconstruction Authority to make application and secure funding under the program.

Council continues to work with both Australian and Queensland Governments to successfully deliver the Price Creek Bridge project.

Conclusion

Through the Australian Government, and with the support of the Queensland Construction Authority, Council has been successful in securing funding for the construction of a new concrete bridge over Price Creek on Upper Coomera Road, Illinbah.

10.6 Flood Management Funding Update

Executive Officer: General Manager Asset and Environmental Sustainability

Item Author: General Manager Asset and Environmental Sustainability

Attachments: Nil

Executive Summary

The Scenic Rim sits at the headwaters of a number of catchments, resulting in rapid stream rises during intense rain events. Improved data on the potential impacts of rainfall and river heights is required and through recent successful funding opportunities Council will be in an improved position to understand the impacts of a range of rain events in each catchment.

The 2011 Queensland Floods Commission of Inquiry recommended that Councils develop floodplain management plans. Council has been working towards improved understanding risks from flooding to the community, with improved flood modelling to inform planning outcomes and investing in improved resilience in infrastructure.

Recommendation

That Council acknowledge the funding provided by the Australian and Queensland Governments through the Queensland Reconstruction Authority to supplement Council's budget in identifying and reducing risk caused by flooding.

Previous Council Considerations / Resolutions

Nil.

Report / Background

Understanding aspects of potential rain events and resultant flooding in such a complex environment is a vast task not achievable with Council's current budget. To provide the best value for money, Council has concentrated on the highest risk items and worked to identify external funding to complement Council's budget.

Over recent years, Council has undertaken flood studies in all catchments to define the 1 in 100 annual exceedance probability (AEP) flood event and continues to refine these studies. Council has identified and constructed many flood resilient assets including new concrete bridges and stabilised pavements on roads prone to flooding.

Council has worked with the Queensland Reconstruction Authority (QRA) over recent years to maximise the use of a range of Disaster Relief Funding Arrangements funding streams, combined with Council's own funds, to continue to allow Council to make significant progress in understanding and eliminating risks from flooding.

A study funded by the Queensland Resilience and Risk Reduction Fund is underway to survey the location and height of all the Council-owned rainfall and river height gauges to recalibrate the minor, medium and major flood levels used to advise the community of the flood risk during an event, in collaboration with the Bureau of Meteorology.

Three additional roles have been funded by the Local Recovery and Resilience Grant including additional disaster management capacity and Catchment and Flood Management engineers.

The Flood Risk Management Program has provided funding for additional flood modelling of five creeks to understand the 1 in 500 AEP, 1 in 2,000 AEP and probable maximum flood events in five Scenic Rim creeks (Logan River, Purga Creek, Albert River, Warrill Creek and Teviot Brook), as well as development of a Flood Intelligence Strategy that will consult relevant stakeholders about what information should be available during an event, determine how to obtain the data, and establish a path to installing necessary infrastructure. The Flood Intelligence Strategy will also develop schematic catchment plans that will identify the location of existing rainfall and river height gauges, and corresponding impacted locations downstream. Implementation of the Guardian IMS Flood Intelligence Module is also funded, which will bring Council's use of flood gauges and flood information into Council's incident management system, Guardian.

The table below lists current funding either applied for or approved related to the recent flood events.

Name	Value applied for	Projects	Status
Local Recovery and Resilience Grant (Part 1)	\$750,000	<ul style="list-style-type: none"> Flood Plain Management Plan Flood and Catchment Management Engineer Flood Project Engineer Disaster Management Specialist 	Approved
Local Recovery and Resilience Grant (Part 2)	\$250,000	<ul style="list-style-type: none"> Road Network Analysis - Flood Warning Signage SES Local Controller Vehicle Kooralbyn Community Hall - air conditioning 	Application submitted March 2023
Flood Risk Management Program WP3	\$ 637,560	<ul style="list-style-type: none"> Intelligence Strategy Logan River Emergency Management Flood Modelling Purga Creek Emergency Management Flood Modelling Albert River Emergency Management Flood Modelling Warrill Creek Emergency Management Flood Modelling Teviot Brook Emergency Management Flood Modelling Critical Council Infrastructure Identification and Mapping Overland Flow Risk Studies (not successful) Guardian IMS Flood Intelligence Module 	Approved February 2023
Flood Risk Management Program WP2	Not applicable	<ul style="list-style-type: none"> New Lidar survey of Scenic Rim region 	Delivered by QRA

Name	Value applied for	Projects	Status
Flood Warning Infrastructure Master Plan	Not applicable	<ul style="list-style-type: none"> Multiple potential locations identified for flood cameras, automatic flood warning signs, rainfall gauges or river height gauges 	Awaiting funding announcement
Floodplain Management Plan	\$200,000	<ul style="list-style-type: none"> Develop floodplain management plan 	In current SRRC budget
Riverine Flood Modelling Update	\$300,000	<ul style="list-style-type: none"> Review 1 in 100 AEP flood studies 	In current SRRC budget
Queensland Resilience and Risk Reduction Fund 2021	\$89,000	<ul style="list-style-type: none"> Calibration of BoM flood gauges 	Project underway

Floodplain Management Plan

The 2011 Queensland Floods Commission of Inquiry recommended that councils develop floodplain management plans. Council has been working towards improved understanding risks from flooding to the community, with improved flood modelling to inform planning outcomes and investing in improved resilience in infrastructure. The aim of the floodplain management plan is to eliminate, contain or at a minimum be aware of the risks of flooding. The basis of the floodplain management plan is to collect data about the floodplain, model potential events, and communicate risks to internal and external stakeholders. This information will assist with improving outcomes by controlling the direction of construction of resilient infrastructure and help to guide correct planning decisions.

Council is aware of the importance of management of floodplains; given the region's topography an equal or greater risk is as a result of flash flooding. Through the identified projects, as listed in this report, the aim is to finalise the floodplain management plan and develop an improved understanding of flash flooding impacts to the Scenic Rim community in a prioritised manner. A body of work has already been undertaken to address an outstanding item with the Queensland Audit Office, being development of a floodplain management plan.

It is envisaged that the finalisation for a floodplain management plan and the Flood Intelligence Strategy, which will outline the impacts of flash flooding with identified limitations, will be completed by 30 June 2024.

Budget / Financial Implications

As outlined in the body of this report, Council has been successful in its application for funding relating to recent flooding events. There are also a number of funding streams that are yet to announce successful nominated projects.

Where a success project require a financial contribution from Council, a budget allocation has been provided.

Strategic Implications

Operational Plan

Theme: 6. Accessible and Serviced Region

Key Area of Focus: Accessibility and reliability of Council-controlled transport, flood mitigation and drainage infrastructure, with enhanced resilience

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR43 Inadequate or ineffective planning, delivery and maintenance of infrastructure resulting in risk to public and staff safety and potential financial implications.

SR45 Inadequate, ineffective or unintegrated Disaster Management Framework to enable an appropriate and coordinated response to a significant disaster event.

SR52 Ineffective and/or unrealistic strategic plans which are not appropriately scoped or resourced, resulting in missed opportunities, re-work, failure to deliver objectives and loss of confidence by community.

SR55 Failure to adequately plan, deliver and manage secure, effective, efficient, integrated and fit for purpose corporate systems (including information systems for internal and external clients).

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Infrastructure, Assets & Service Delivery Adverse impact to community and infrastructure due to poor infrastructure planning and management	4 Major	Possible	High	Core Asset Management Plans; Local Disaster Management Plan;	Medium
Governance, Risk & Compliance Non-compliance to legislative requirements	4 Major	Possible	High	Local Disaster Management Plan; Planning Scheme; Core Asset Management Plans;	Medium

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Reputation, Community & Civic Leadership Adverse impact to Council's reputation due to poor decision-making	4 Major	Possible	High	Local Management Plan; Disaster Planning Scheme; Core Asset Management Plans; Floodplain Management Plan	Medium

Consultation

Council's response to flood management has always been approached collaboratively, both within the realm of the organisation and with government agencies and neighbouring local government authorities.

The identification and development of flood-specific projects has involved stakeholders across the organisation, including but not limited to Disaster Management, Strategic Planning, Planning and Development, Community Development, Capital Works and Asset Management, as well as the Executive Team.

Conclusion

Through the support of the Australian and Queensland Governments, Council continues to enhance its ability to understand and respond to rainfall events and resultant flooding within the Scenic Rim region. In particular, the Local Recovery and Resilience Grant has provided Council the opportunity to develop and deliver a floodplain management plan for the region.

10.7 Pig and Calf Saleyards Heritage Appeal Update

Executive Officer: General Manager Asset and Environmental Sustainability

Item Author: Manager Resources and Sustainability

Attachments: Nil

Executive Summary

In the matter of *Scenic Rim Regional Council vs Queensland Heritage Council*, set before the Planning and Environment Court, a judgement by Her Honour Judge Kefford was handed down on 28 October 2022.

The decision of the Queensland Heritage Council to enter the Beaudesert Pig and Calf Saleyard on the Queensland Heritage Register as a State Heritage Place was set aside and replaced with a decision not to enter the saleyards on the Register.

Council will engage with the community to achieve an amicable compromise based around building a Beaudesert Pig and Calf Saleyards heritage display.

Recommendation

That Council acknowledge the further information provided with regard to the Judgement by Her Honour Judge Kefford, ordering that the decision of the Queensland Heritage Council to enter the Beaudesert Pig and Calf Saleyard on the Queensland Heritage Register as a State heritage place, be set aside and replaced with a decision not to enter the Beaudesert Pig and Calf Saleyard on the Queensland Heritage Register.

Previous Council Considerations / Resolutions

- At the Ordinary Meeting held on 7 February 2023 (Item 10.6), it was resolved that:
 1. Council acknowledge the Judgment by Her Honour Judge Kefford ordering that the decision of the Queensland Heritage Council to enter the Beaudesert Pig and Calf Saleyard on the Queensland heritage register as a State heritage place be set aside and replaced with a decision not to enter the Beaudesert Pig and Calf Saleyard on the Queensland heritage register; and
 2. Council acknowledge that further consultation is required to ascertain the future of the Beaudesert Pig and Calf Saleyard site.

- At the Ordinary Meeting held on 24 January 2023 (Item 9.3), Cr Derek Swanborough referred to a question taken on notice at the Ordinary Meeting held on 6 December 2022, in relation to the costs to date of Council's legal involvement in the Beaudesert Pig and Calf Saleyard. Cr Swanborough asked that the information be provided.

The General Manager Asset and Environmental Sustainability responded that officers are working through the actual total cost of the legal proceedings so he was not in a position to provide that information.

Cr Swanborough queried whether the costs were included in the budget statement released by Council. The General Manager responded that some of the costs were included in the budget document, but not clearly identified within the document.

Cr Swanborough queried whether the costs so far identified in relation to the matter, could be provided when the budget document on this Ordinary Meeting Agenda is considered.

The General Manager advised he was not in a position to provide a detailed answer to the question.

Cr Greg Christensen advised the matter would be dealt with at a future Ordinary Meeting.

- At the Ordinary Meeting held on 23 February 2021 (Item 10.6), it was resolved that:
 1. Council lodge an appeal to the Planning and Environment Court to the inclusion of the Beaudesert Pig and Calf Saleyards in the Queensland Heritage Register;
 2. When further information regarding the impact and implication of the Heritage Council listing is available, the matter be brought back to Council for consideration of further legal action;
 3. Council acknowledge that further investigations are required to fully understand the implications of inclusion of the Beaudesert Pig and Calf Saleyards in the Queensland Heritage Register on future upgrades, improvements and ongoing maintenance of the saleyards;
 4. Council acknowledge that further investigations are required to fully understand the implications of inclusion of the Beaudesert Pig and Calf Saleyards in the Queensland Heritage Register on the ongoing operations of the pig and calf sales and associated leasing arrangements;
 5. In conjunction with the appeal to the Planning and Environment Court, Council engage with community members responsible for the Beaudesert Pig and Calf Saleyards heritage application, to achieve an amicable compromise based around building a Beaudesert Pig and Calf Saleyards heritage display; and
 6. Following the results of the appeal, if lost or withdrawn, consideration be given by Council in the 2021-2022 budget for upgrading the Beaudesert Pig and Calf Saleyards to the appropriate standards of building, environment and safety, as required.
- At the Ordinary Meeting held on 12 October 2020 (Item 11.6), it was resolved that Council endorsed the submission made the Department of Environment and Science in response to an application made to place the Beaudesert Pig and Calf Saleyards on the Queensland Heritage Register.
- At the Ordinary Meeting held on 21 September 2020 (Item 11.3), it was resolved that:
 1. Council acknowledge advice from the Department of Environment and Science of an application for the Beaudesert Pig and Calf Saleyard to be included into the Queensland Heritage Register; and
 2. Council lodge a submission to the Department of Environment and Science, advising that the proposed inclusion of the Beaudesert Pig and Calf Saleyards into the Queensland Heritage Register is not supported, Council does not consider the Beaudesert Pig and Calf Saleyard has state-level heritage significance.
- At the Ordinary Meeting held on 17 August 2020 (Item 11.7), it was resolved that Council extend the current lease with Hayes & Co Pty Ltd over part of Lot 32 on SP113955, situated at Helen Street, Beaudesert, under current terms and conditions, until 31 December 2020.

- At the Ordinary Meeting held on 3 August 2020 (Item 12.1), Cr Derek Swanborough tabled a petition, containing 139 signatures, as follows:

"The Scenic Rim Shire [sic] Council has proposed to discontinue the pig and calf sales at the current historic location. The pig and calf sale yards represents the historical development of Beaudesert's cattle industry and has acted as a centre for the country community to meet. The pig and calf sale yards create a commercial and social meeting place unique to an Australian country town. There is significant commercial benefit to the community to support the farmers and their families attending the sales in the same way as the farmers support the Beaudesert community. The 'country market' should continue to be held in the centre of town as this is the interface between town and country. The historic tradition of 'coming to town' from the farm creates a hub for tourists wanting to experience our country life. It can also provide a centre for other tourist operators providing a country experience for tourists in the Scenic Rim. We, the undersigned, are concerned citizens who urge the members of the Scenic Rim Shire [sic] Council to act now to ensure that the ongoing operation of the Pig and Calf Sale yards is continued in its current location."

It was resolved that the petition be received and referred to the Chief Executive Officer for consideration and a report presented to Council at a later date.

- At the Ordinary Meeting held on 3 August 2020 (Item 12.2), Cr Derek Swanborough tabled a petition, containing 180 signatures, as follows, "Save the Beaudesert Calf and Pig yards scheduled for demolition on August September 2020". It was resolved that the petition be received and referred to the Chief Executive Officer for consideration and a report presented to Council at a later date.
- At the Ordinary Meeting held on 3 August 2020 (Item 12.3), Cr Derek Swanborough tabled a petition, containing 76 electronic signatures, as follows: "Stop the demolition of the Beaudesert saleyard and keep the pig and calf sale open". It was resolved that the petition be received and referred to the Chief Executive Officer for consideration and a report presented to Council at a later date.
- At the Ordinary Meeting held on 3 August 2020 (Item 12.4), Cr Derek Swanborough tabled a printed e-petition from Change.org, containing 853 electronic signatures, as follows, "Save the Beaudesert Pig and Calf Saleyards". It was resolved that the electronic petition be accepted, containing 853 electronic signatures, referred to the Chief Executive Officer for consideration and a report presented to Council at a later date.

Report / Background

The Beaudesert Pig and Calf Saleyards occupy a small portion of land toward the middle of Lot 32 on SP113955.

Council subleases the land from the Department of Transport and Main Roads (TMR). The sublease commenced on 3 March 2008 and is for a period of 30 years.

The site of the Beaudesert Pig and Calf Saleyards and the wider area of Davidson Park and the former railway station have been identified as part of the Beaudesert Town Centre Revitalisation project. Council has received funding from both the Queensland and Commonwealth governments for this project. The project includes creating an amphitheatre, picnic shelters, harbours and shaded sitting areas behind the former Beaudesert station. The project initially involved the demolition/removal of the Beaudesert Pig and Calf Saleyards structure.

In July 2020, an application was made under Section 36 of the *Queensland Heritage Act 1992* to enter the site of the Beaudesert Pig and Calf Saleyards, Helen Street, Beaudesert, in the Queensland Heritage Register as a State heritage place (DEHP HRN: 650258) by an undisclosed applicant.

Cr Derek Swanborough tabled a petition at the Ordinary Meeting held on 3 August 2020, "Save the Beaudesert Pig and Calf Saleyards". The Beaudesert Pig and Calf Saleyards is located at Helen Street, Beaudesert, near the former Beaudesert Railway Station and west of the former railway line alignment.

Council as sub-lessee of the site is considered the owner of the site in terms of the provisions of the *Queensland Heritage Act 1992*. Council was notified by correspondence from the Heritage Branch of the Department of Environment and Science (the Department) on 6 August 2020.

At the Ordinary Meeting held on 21 September 2020, Council resolved that it make a submission to the Department advising that the proposed entry of the saleyard site in the Queensland Heritage Register was not supported by Council, and that Council does not consider that the saleyard site has state-level heritage significance.

On 2 October 2020, the Council's submission to the proposed entry of the site was made to the Department, setting out the reasons why the site was not of cultural significance and should not be entered in the Queensland Heritage Register.

On 12 November 2020, the delegate for the Chief Executive of the Department recommended to the Heritage Council that the Beaudesert Pig and Calf Saleyards be entered in the Heritage Register as a State Heritage Place.

The Department recommendation was made to the Queensland Heritage Council under section 44 of the *Queensland Heritage Act 1992*, and notice of the recommendation was provided to Council in accordance with section 46. This notice was provided on 12 November 2020. Council advised the Department and the Queensland Heritage Council on 26 November 2020 that it would be making a written response (or heritage response) to the recommendation under section 50A of the *Queensland Heritage Act 1992*.

Holding Redlich Lawyers were engaged by Council to prepare a written submission and submitted to the Heritage Council on 15 January 2021. Subsequently, the Heritage Council met on 29 January 2021 and decided to enter the Beaudesert Pig and Calf Saleyards in the Queensland Heritage Register.

At the Ordinary Meeting held on 23 February 2021 (Item 10.6), it was resolved (among other resolutions) that, Council lodge an appeal to the Planning and Environment Court to the inclusion of the Beaudesert Pig and Calf Saleyards in the Queensland Heritage Register.

Council's legal representatives appeared before His Honour Judge Jones for the first mention of the Pig and Calf Saleyards Heritage Listing appeal on 26 May 2021. From that mention an Order was given, with a court date in September 2021 tentatively set to hear the matter, if mediation resulting in an acceptable outcome or withdrawal by either party had not occurred prior to this time.

Council's appeal was heard before the Court on 15 and 16 November 2021, 28 and 29 March 2022, and 2 June 2022. On 28 October 2022, Her Honour Judge Kefford delivered a judgement to the appeal, which included the following order:

I order that the decision of the Queensland Heritage Council to enter the Beaudesert Pig and Calf Saleyard on the Queensland heritage register as a State heritage place is set aside and replaced with a decision not to enter the Beaudesert Pig and Calf Saleyard on the Queensland heritage register.

The Queensland Heritage Council did not apply for leave to appeal to the Court of direction.

Budget / Financial Implications

The costs associated with the Pig and Calf Saleyards Heritage Listing appeal, including the approximate expenditure breakdown for managing this matter are summarised below:

- \$98,446.00 (excluding GST) - Holding Redlich Lawyers;
- \$102,672.00 (excluding GST) - Christopher Hughes KC; and
- \$24,245.00 (excluding GST) - Expert fees.

There are still a number of financial obligations that are yet to be determined, which will be influenced by the outcomes from engagement with the community to achieve an amicable compromise based around building a Beaudesert Pig and Calf Saleyards heritage display.

Strategic Implications*Operational Plan*

Theme: 5. Vibrant Towns and Villages

Key Area of Focus: Re-invigoration of town and village centres through significant vibrancy projects

Legal / Statutory Implications

The appeal process was undertaken within the Planning and Environment Court.

RisksStrategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- SR46 Inadequate or lack of Governance (including procurement) Framework (systems, policies, procedures, delegations and controls) in place to ensure compliance by Council's Councillors and Officers with all relevant State and Federal legislation and regulations issued opportunities, re-work, failure to deliver objectives and loss of confidence by community.
- SR51 Ineffective, inaccurate and/or inappropriate communication and relationship/stakeholder management impacting Council's ability to fulfil its strategic objectives.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Reputation, Community & Civic Leadership Adverse risk to the community due to ineffective, inaccurate and/or inappropriate communication and relationship/ stakeholder management impacting Council's ability to fulfil its strategic objectives.	4 Major	Possible	High	Communication strategy, community consultation	Medium
Reputation, Community & Civic Leadership Adverse risk to the community due to Inadequate or lack of Governance (including procurement) Framework (systems, policies, procedures, delegations and controls) in place to ensure compliance by Council's Councillors and Officers with all relevant State and Federal legislation and regulations issued opportunities, re-work, failure to deliver objectives and loss of confidence by community.	Moderate	Likely	High	Authorisation and Delegation Framework; knowledge and compliance with relevant legislation and regulations	Medium

Consultation

Throughout the proceedings, Council has engaged with its legal representatives and other specialised persons, including Holding Redlich Lawyers and Urbis Design; as well as representatives of the Queensland Heritage Council, Crown Law and their experts.

In response to the application to include the Pig and Calf Saleyard on the Queensland Heritage Register, and the subsequent appeal, Council's Property Management team has liaised with various internal stakeholders, including the Capital Works and Asset Management, Regional Development, and Maintenance and Operations teams.

Council has also liaised with TMR on this matter in relation to their interest in the land.

Conclusion

The decision of the Queensland Heritage Council to enter the Beaudesert Pig and Calf Saleyards on the Queensland Heritage Register as a State Heritage Place was set aside and replaced with a decision not to enter the saleyards on the register.

Council will further engage with the community to achieve an amicable compromise based around building a Beaudesert Pig and Calf Saleyards heritage display.

Council Sustainability

10.8 Council Monthly Financial Report for May 2023

Executive Officer: General Manager Council Sustainability

Item Author: Coordinator Financial Management

Attachments:

1. Monthly Financial Report May 2023 [↓](#) 

Executive Summary

This report seeks Council's endorsement of the monthly financial report for May 2023.

Recommendation

That Council receive the unaudited financial statements for the period ended 31 May 2023 for the Financial Year 2022-2023.

Previous Council Considerations / Resolutions

Financial reports are presented to Council on a monthly basis.

Report / Background

The Council monthly financial report provides information on Council's actual to budget performance. The graphical representation of key performance indicators provides key summary financial information.

Council begins each financial year with a budget with timings for projects built in. In balancing the needs of Council's delivery against weather impacts and further grant funded projects, the program - both capital and operating, may need to be altered. For instance, each successful grant funded project may alter the delivery of other projects and may be funded this year but delivered over a number of years, or in a future year. Flexibility is required.

Budget / Financial Implications

The budget/financial implications are reflected within Attachment 1.

Strategic Implications

Operational Plan

Theme: 3. Open and Responsive Government

Key Area of Focus: Ongoing integrity of Council's practice and processes

Legal / Statutory Implications

Section 204 of the *Local Government Regulation 2012* requires the Chief Executive Officer to present a financial report to Council on a monthly basis.

RisksStrategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR47 Inadequate or lack of an appropriate Financial Management Framework (including systems, policies, procedures and controls) in place to adequately minimise risk of fraudulent action and to maximise financial sustainability.

Risk Assessment

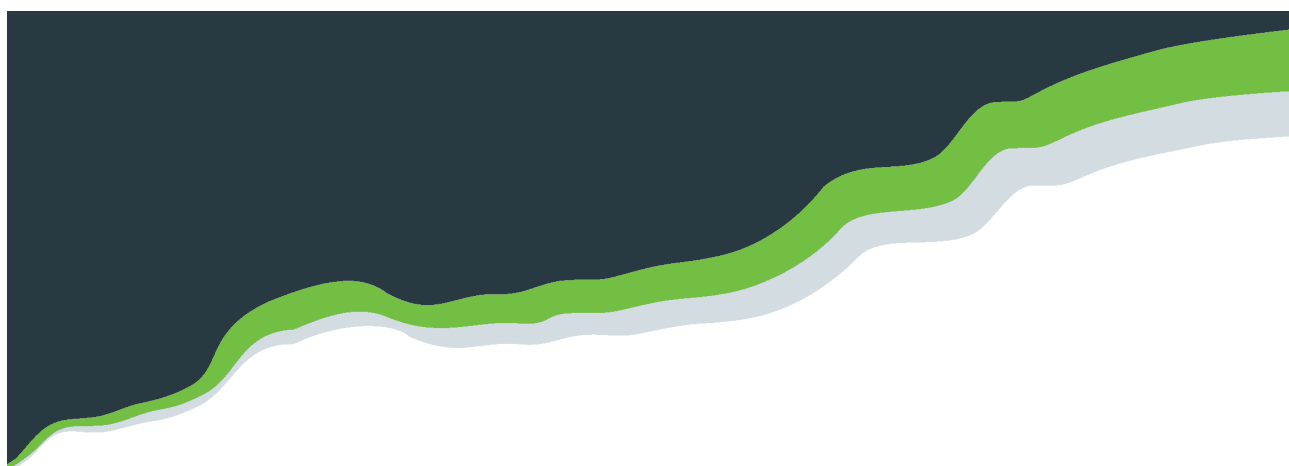
Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Financial and Economic Inaccurate or untimely management reporting	Major	Likely	High	Actual performance is reported against budget on a monthly basis to the Executive Team and Council	Low
Financial and Economic Failure to develop and implement procedures to manage cash and investments	Catastrophic	Almost certain	Extreme	Monthly investment report is provided to the Executive Team and Council that reports actual performance against investment limits	Low
Financial and Economic Failure to manage outstanding debtors	Moderate	Almost certain	High	Monthly debtors report is provided to the Executive Leadership Team and Council including chart showing total outstanding debtors and debtors greater than 90 days overdue	Low

Consultation

The Chief Executive Officer, General Managers and Managers have reviewed the actual to budget performance for their relevant portfolios.

Conclusion

The monthly financial report provides information on the actual to budget position at financial statement level.



FINANCIAL PERFORMANCE AND POSITION PROGRESS REPORT MAY 2023

SCENIC RIM
REGIONAL COUNCIL

Executive Summary

Net operating surplus: **\$3.473 million above budgeted expectations**

- Operating revenue \$1.697 million higher than budgeted levels
- Operating expenditure \$1.776 million lower than budgeted forecast

Operating revenue: **\$1.697 million 2.0% above budgeted expectations**

- Fees and Charges are \$0.499 million 8% higher than budgeted expectations. Plumbing certification and other building and property related revenue are both currently trending well above forecast.
- Recoverable works are \$0.816 million 14% higher than forecast due largely to a variation to the RMPC contract. This is offset by higher expenditure.
- Grants and subsidies is \$0.424 million 10% higher than anticipated due largely to Trainee Subsidy receipts not budgeted for.

Operating expenditure: **\$1.776 million 2.2% lower than budgeted expectations**

- Materials and services are \$1.930 million 6% lower than budget expectations. Variances where actuals are lower than budget include expenditure for grant funded programs (in particular resilient rivers), economic development and other materials and services. This is offset by higher than budgeted maintenance and operations expenses and recoverable works (offset by increased revenue). Refer Note 4 (Page 6 of 11) for more detail.

Capital expenditure: **\$7.861 million 14% lower than budgeted expectations**

Capital expenditure is lower than budgeted for:

- Reseals \$1.248 million lower than budgeted forecast.
- Fleet Management \$1.362 million lower than budgeted forecast.
- Property Management \$1.022 million lower than budgeted forecast (Development and sale of Munbilla Subdivision Land and 2023 Sport & Recreation Capital Works Funding Pool).
- Structures and Drainage \$0.705 million lower than budgeted forecast (Freeman Bridge, Veresdale Scrub School Road).
- Vibrant and Active Towns and Villages \$0.681 million lower than the budgeted forecast (Beaudesert Enterprise Precinct).
- Grant Funded Programs are \$1.985 million lower than the budgeted forecast.
- Refer Note 5 (Page 7 of 11) for details.

Proceeds from sale of assets: **\$0.947 million 74% lower than budgeted expectations**

- Refer Note 6 (Page 7 of 11) for more detail.

Capital revenue: **\$0.921 million 3% higher than budgeted expectations**

- Refer Note 7 (Page 8 of 11) for details.

Statement of Financial Position

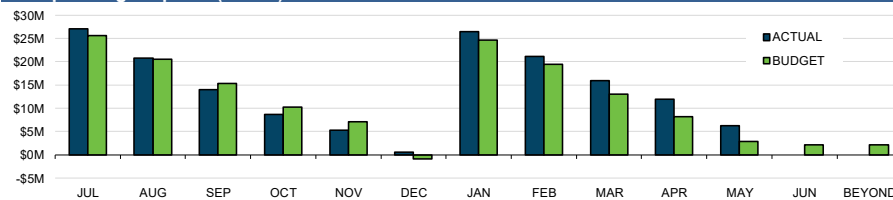
- Cash and investments: \$10.955 million higher than budgeted expectations largely due to favourable cash positions in operating surplus, capital expenditure and capital revenue; offset by lower than anticipated proceeds from sale of assets.

Financial performance and position

SCENIC RIM
REGIONAL COUNCIL

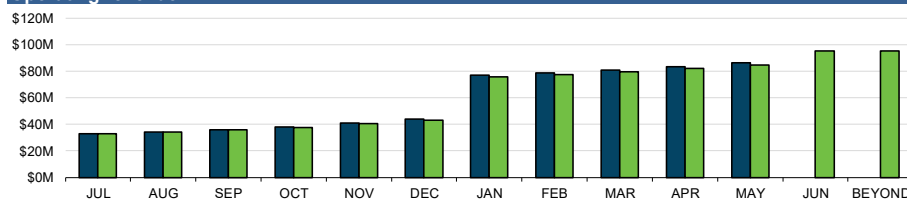
1. KEY PERFORMANCE INDICATORS

Net operating surplus / (deficit)



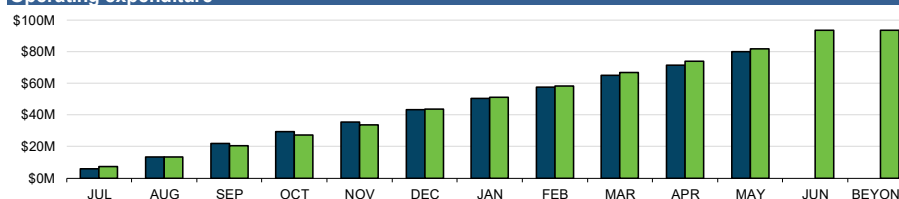
Ahead of budgeted expectations by > 10%
Var. = \$3.5M / 124.2%

Operating revenue



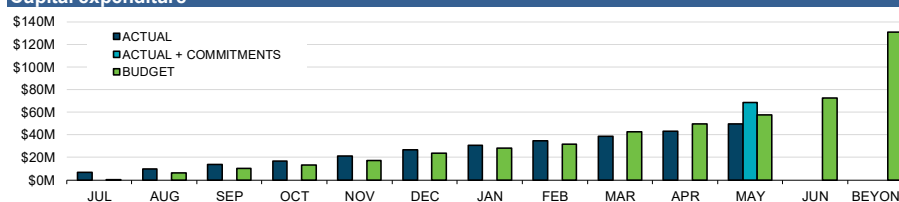
Within 10% of budgeted expectations
Var. = \$1.7M / 2.0%

Operating expenditure



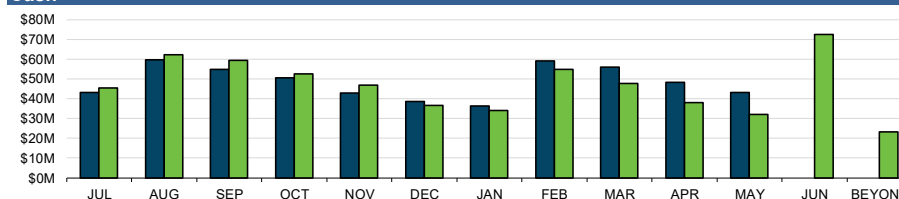
Within 10% of budgeted expectations
Var. = \$-1.8M / -2.2%

Capital expenditure



Behind budgeted expectations by > 10%
Var. = \$-7.9M / -13.7%

Cash



Ahead of budgeted expectations by > 10%
Var. = \$11M / 34.1%

Legend:



Financial performance and position



2. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME For the Period Ending 31-May-2023

		Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Operating revenue						
Rates and utility charges	Note 1	\$63,566	\$63,566	\$63,566	\$63,485	(\$80)
Discounts and pensioner remissions		(\$1,863)	(\$1,863)	(\$1,863)	(\$1,933)	(\$70)
Fees and charges	Note 2	\$6,269	\$7,153	\$6,393	\$6,892	\$499
Interest received		\$1,593	\$2,587	\$2,344	\$2,449	\$106
Recoverable works		\$5,942	\$6,928	\$5,676	\$6,492	\$816
Grants, subsidies, contributions and donations		\$4,895	\$9,573	\$3,966	\$4,389	\$424
Share of profit from associates		\$2,490	\$2,490	\$0	\$0	\$0
Other revenues	Note 3	\$4,646	\$4,896	\$4,294	\$4,297	\$3
Total Operating revenue		\$87,536	\$95,327	\$84,374	\$86,072	\$1,697
Operating expenditure						
Employee expenses		\$41,650	\$40,341	\$36,291	\$36,312	(\$21)
Employee expenses allocated to capital		(\$6,289)	(\$5,896)	(\$5,070)	(\$4,990)	(\$80)
Net operating employee expenses		\$35,361	\$34,445	\$31,220	\$31,321	(\$101)
Materials and services	Note 4	\$32,673	\$39,594	\$32,868	\$30,939	\$1,930
Finance costs		\$1,171	\$1,174	\$920	\$920	\$1
Depreciation and amortisation		\$18,046	\$18,046	\$16,567	\$16,620	(\$53)
Total Operating expenditure		\$87,251	\$93,259	\$81,576	\$79,800	\$1,776
NET OPERATING SURPLUS / (DEFICIT)		\$285	\$2,069	\$2,798	\$6,272	\$3,473
Capital revenue						
Capital grants and subsidies		\$9,316	\$75,638	\$25,953	\$26,132	\$179
Infrastructure charges		\$2,305	\$3,400	\$3,117	\$3,860	\$743
Total capital revenue		\$11,621	\$79,038	\$29,070	\$29,991	\$921
NET SURPLUS / (DEFICIT)		\$11,906	\$81,107	\$31,868	\$36,263	\$4,394

Financial performance and position



3. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION

As at 31-May-2023

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Current assets					
Cash and Investments	\$19,967	\$23,063	\$32,080	\$43,035	\$10,955
Receivables	\$8,100	\$8,100	\$9,676	\$9,939	\$263
Inventories	\$900	\$900	\$900	\$1,312	\$412
Other Current Assets	\$0	\$670	\$0	\$13	\$13
Total current assets	\$28,967	\$32,733	\$42,655	\$54,298	\$11,643
Non-current assets					
Receivables	\$14,676	\$14,676	\$14,676	\$14,676	\$0
Other Financial Assets	\$39,441	\$39,292	\$37,480	\$37,480	\$0
Property, Plant and Equipment and Intangibles	\$1,028,414	\$1,041,864	\$953,214	\$945,504	(\$7,710)
Total non-current assets	\$1,082,531	\$1,095,832	\$1,005,369	\$997,660	(\$7,709)
TOTAL ASSETS	\$1,111,498	\$1,128,565	\$1,048,025	\$1,051,958	\$3,933
Current liability					
Trade and Other Payables	\$7,000	\$7,000	\$2,000	\$1,911	\$89
Borrowings	\$4,171	\$4,171	\$0	\$0	\$0
Provisions	\$10,400	\$10,400	\$10,521	\$10,566	(\$45)
Other Current Liabilities	\$0	\$1,718	\$1,718	\$2,027	(\$309)
Total current liability	\$21,571	\$23,289	\$14,239	\$14,504	\$265
Non-current liability					
Borrowings	\$43,263	\$43,265	\$42,994	\$43,006	(\$12)
Provisions	\$4,219	\$4,219	\$2,124	\$2,124	\$0
Other Non-Current Liabilities	\$0	\$3,190	\$3,190	\$3,190	\$0
Total non-current liability	\$47,482	\$50,674	\$48,308	\$48,321	\$13
TOTAL LIABILITIES	\$69,053	\$73,963	\$62,547	\$62,825	\$278
NET ASSETS	\$1,042,445	\$1,054,602	\$985,477	\$989,133	\$3,656

Financial performance and position



4. NOTES TO FINANCIAL STATEMENTS

NOTE 1 - RATES AND UTILITY CHARGES ANALYSIS

For the Period Ending 31-May-2023

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Rates and utility charges					
General Rates	\$45,547	\$45,547	\$45,547	\$45,489	(\$58)
Separate Charge Community Infrastructure	\$9,746	\$9,746	\$9,746	\$9,693	(\$53)
Waste Disposal Charge	\$554	\$554	\$554	\$541	(\$13)
Waste Collection Charge	\$7,719	\$7,719	\$7,719	\$7,762	\$43
Total rates and utility charges	\$63,566	\$63,566	\$63,566	\$63,485	(\$80)

NOTE 2 - FEES AND CHARGES ANALYSIS

For the Period Ending 31-May-2023

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Fees and charges					
Development Assessment	\$925	\$1,275	\$1,162	\$1,165	\$3
Plumbing Certification	\$1,011	\$1,061	\$926	\$1,075	\$148
Building Certification	\$469	\$469	\$343	\$385	\$42
Other Building and Property Related Revenue	\$789	\$982	\$847	\$942	\$95
Refuse Tipping Fees	\$1,439	\$1,709	\$1,618	\$1,636	\$18
Animal Management Licences	\$240	\$246	\$244	\$252	\$8
Food Licences	\$194	\$194	\$192	\$220	\$28
Cemetery Fees	\$328	\$400	\$399	\$450	\$51
Moogerah Caravan Park Fees	\$734	\$664	\$531	\$592	\$61
Other Fees and Charges	\$140	\$152	\$131	\$176	\$45
Total fees and charges	\$6,269	\$7,153	\$6,393	\$6,892	\$499

NOTE 3 - OTHER REVENUES ANALYSIS

For the Period Ending 31-May-2023

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Other revenues					
Waste Charges for LCC Dumping at Central Landfill	\$2,403	\$2,693	\$2,468	\$2,541	\$73
Domestic Waste Levy - State Reimbursement	\$0	\$0	\$0	\$0	\$0
Tax Equivalents - Urban Utilities	\$1,067	\$1,067	\$790	\$764	(\$26)
Other	\$1,175	\$1,136	\$1,036	\$992	(\$44)
Total other revenues	\$4,646	\$4,896	\$4,294	\$4,297	\$3

Financial performance and position



4. NOTES TO FINANCIAL STATEMENTS CONTINUED

NOTE 4 - MATERIALS AND SERVICES ANALYSIS

For the Period Ending 31-May-2023

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Materials and services					
Subscriptions	\$325	\$363	\$335	\$312	(\$23)
IT Systems Maintenance	\$3,047	\$2,963	\$2,903	\$2,612	(\$291)
Office Expenditure	\$537	\$594	\$511	\$393	(\$118)
Recoverable Works	\$2,729	\$3,518	\$2,984	\$4,157	\$1,174
Disaster Event Emergent Works & CDO	\$0	\$779	\$779	\$779	\$0
Fleet IPH Recoveries	(\$10,464)	(\$10,464)	(\$9,587)	(\$9,589)	(\$2)
Grants	\$470	\$489	\$422	\$421	(\$1)
Legal Expenses	\$1,058	\$1,104	\$889	\$943	\$55
Waste Collection Contract	\$2,725	\$2,725	\$2,220	\$2,085	(\$135)
Insurance	\$566	\$609	\$602	\$614	\$13
Economic Development	\$1,411	\$1,661	\$1,556	\$772	(\$785)
Maintenance and Operations	\$20,172	\$20,706	\$18,074	\$18,572	\$498
721600 - Road Maintenance	\$4,298	\$4,688	\$4,554	\$4,422	(\$133)
721601 - Bridge Maintenance	\$444	\$387	\$317	\$340	\$23
721611 - Urban Approaches and Town Centres Maintenance	\$440	\$640	\$593	\$635	\$41
721612 - Road Furniture Projects	\$73	\$43	\$31	\$12	(\$19)
721613 - Resheeting	\$1,349	\$519	\$338	\$476	\$138
721614 - Shoulder Resheeting	\$413	\$593	\$498	\$512	\$15
729283 - Weed Treatment Council Roadsides	\$8	\$8	\$8	\$4	(\$4)
729316 - Road Corridor Management	\$81	\$104	\$89	\$97	\$8
EXP20112-M&O-Parks, Gardens, Cemeteries	\$1,958	\$1,997	\$1,753	\$1,963	\$210
EXP20113-M&O-Fleet	\$3,553	\$3,653	\$3,389	\$3,558	\$168
EXP20114-M&O-Waste Disposal	\$2,654	\$3,139	\$2,366	\$2,123	(\$243)
EXP20125-M&O-Facility Operations	\$3,590	\$3,575	\$2,988	\$3,133	\$145
EXP20126-M&O-Facility Maintenance	\$1,143	\$1,192	\$1,037	\$1,151	\$114
EXP20127-M&O-Facility Maintenance Scheduled	\$169	\$169	\$114	\$148	\$35
Transfer Station Operations	\$788	\$778	\$666	\$564	(\$102)
Grant Funded Expenditure	\$422	\$2,659	\$1,571	\$1,019	(\$552)
EXP20134-Grant Exp-Drought Communities Programms	\$0	\$231	\$231	\$64	(\$167)
EXP20136-Grant Exp-Bushfire Recovery Exceptional Assistance Package	\$0	\$77	\$0	\$35	\$35
EXP20137-Grant Exp-Qld Bushfires Local Economic Recovery	\$0	\$113	\$56	\$88	\$32
EXP20139-Grant Exp-Resilient Rivers	\$240	\$794	\$745	\$208	(\$538)
EXP20140-Grant Exp-Other Programs	\$182	\$1,444	\$538	\$625	\$87
Other Material and Services	\$8,887	\$11,111	\$8,944	\$7,285	(\$1,659)
Total materials and services	\$32,673	\$39,594	\$32,868	\$30,939	(\$1,930)

Financial performance and position



5. CAPITAL EXPENDITURE

For the Period Ending 31-May-2023

	Commitments \$000	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	Beyond June 2023 Revised Budget \$000
Council Wide Transactions	\$0	\$0	\$5,833	\$0	\$0	\$0	\$5,833
Library Services	\$59	\$269	\$269	\$244	\$201	(\$43)	\$0
Cultural Services	\$30	\$108	\$252	\$99	\$65	(\$34)	\$0
Works	\$5	\$0	\$0	\$0	\$0	\$0	\$0
Facilities Maintenance	\$243	\$947	\$725	\$675	\$354	(\$321)	\$0
Parks and Landscape Maintenance	\$159	\$273	\$567	\$423	\$274	(\$149)	\$0
Waste Services	\$0	\$102	\$114	\$50	\$2	(\$48)	\$0
Waste Landfill - Central	\$49	\$510	\$1,356	\$481	\$439	(\$42)	\$869
Property Management	\$270	\$4,205	\$7,664	\$7,085	\$6,062	(\$1,022)	\$0
Waste Transfer Stations	\$142	\$221	\$316	\$111	\$19	(\$92)	\$0
Vibrant and Active Towns and Villages	\$965	\$649	\$9,959	\$4,713	\$4,033	(\$681)	\$4,947
Asset Management	\$0	\$493	\$0	\$0	\$0	\$0	\$0
Road Maintenance	\$10	\$562	\$596	\$532	\$454	(\$79)	\$0
Workshop	\$134	\$205	\$205	\$32	\$6	(\$26)	\$0
Capital Works	\$585	\$6,398	\$5,882	\$4,684	\$4,660	(\$24)	\$111
Structures and Drainage	\$289	\$2,752	\$3,300	\$1,936	\$1,230	(\$705)	\$300
Fleet Management	\$3,933	\$3,980	\$7,929	\$2,770	\$1,408	(\$1,362)	\$0
Reseals	\$1,504	\$2,692	\$3,222	\$3,000	\$1,752	(\$1,248)	\$0
Grant Funded Programs							
Grant-Bushfire Recovery Exceptional Assistance Pack	\$34	\$0	\$20	\$0	\$44	\$44	\$0
Declared Event - SEQ Coastal Trough 12-15 Dec 2020	\$0	\$0	\$286	\$286	\$287	\$1	\$0
Declared Event - Southern Qld Severe Weather 20-31	\$2,687	\$0	\$3,068	\$2,764	\$2,388	(\$376)	\$0
Declared Event - November 2021	\$9	\$0	\$799	\$471	\$401	(\$71)	\$270
REPA - SEQ Rainfall and Flooding, 22-28 Feb 2022	\$2,015	\$0	\$34,180	\$7,484	\$8,948	\$1,464	\$25,820
REPA - 13 May 2022 Heavy Rainfall Event	\$2,244	\$0	\$5,234	\$1,087	\$1,427	\$341	\$3,931
DRFA-Immediate Reconstruction Works-Q Bushfires S	\$1,166	\$0	\$1,783	\$1,340	\$618	(\$722)	\$243
Grant Funded-Beaudesert Town Centre Redevelopment	\$648	\$0	\$8,488	\$3,997	\$3,688	(\$310)	\$4,316
Grant Funded-Bridge Renewal Program	\$315	\$7,263	\$8,090	\$2,041	\$957	(\$1,084)	\$5,856
Grant Funded-Black Spot Program	\$419	\$0	\$4,341	\$3,220	\$2,751	(\$469)	\$741
Grant Funded-Drought Communities Programme DCP	\$0	\$0	\$64	\$64	\$19	(\$45)	\$0
Grant Funded-Local Govt Grants and Subsidies Progra	\$70	\$0	\$2,005	\$134	\$88	(\$46)	\$1,841
Grant Funded-Local Roads and Community Infrastruc	\$330	\$2,178	\$5,669	\$2,394	\$2,154	(\$240)	\$3,050
Grant Funded-Mass Action Rest Area Upgrade Program	\$0	\$0	\$45	\$45	\$13	(\$32)	\$0
Grant Funded-Principal Cycle Network Program	\$0	\$0	\$264	\$264	\$264	\$0	\$0
Grant Funded-Qld Bushfires Local Economic Recovery	\$576	\$0	\$3,403	\$1,930	\$2,027	\$97	\$0
Grant Funded-SEQ Community Stimulus Program	\$108	\$0	\$3,828	\$1,883	\$1,345	(\$538)	\$550
Grant Funded-School Transport Infrastructure Program	\$0	\$180	\$162	\$4	\$4	\$0	\$142
Grant Funded-Unite and Recover Community Stimulus	\$4	\$0	\$31	\$31	\$31	\$0	\$0
Grant Funded-Unite and Recover Community Stimulus	\$66	\$0	\$1,021	\$1,021	\$1,022	\$1	\$0
Grant Funded-COVID W4Q Works For Queensland Pr	\$0	\$0	\$30	\$30	\$30	(\$0)	\$0
Total capital expenditure	\$19,065	\$33,988	\$130,999	\$57,325	\$49,464	(\$7,861)	\$58,820

* Beyond June 2023 : Budgeted transactions not expected to be incurred until post 30 June 2023. These may include potential carry forward projects due to either being multi-year staged projects, deferred projects or where funds were planned to be received this financial year for a project to be commenced next financial year.

6. PROCEEDS FROM ASSET SALES

For the Period Ending 31-May-2023

	Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	Beyond June 2023 Revised Budget \$000
Property Management	\$843	\$3,304	\$770	\$0	(\$770)	\$2,529
Fleet Management	\$875	\$1,400	\$504	\$326	(\$177)	\$0
Total proceeds from asset sales	\$1,718	\$4,704	\$1,274	\$326	(\$947)	\$2,529

Financial performance and position



7. CAPITAL REVENUE - CAPITAL GRANTS, SUBSIDIES, CONTRIBUTIONS AND DONATIONS

For the Period Ending 31-May-2023

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
621003 - State Library Grant	\$201	\$201	\$151	\$151	(\$0)
621005 - Transport Infrastructure Development Scheme (TIDS)	\$744	\$744	\$744	\$744	\$0
621006 - Roads to Recovery	\$1,089	\$1,089	\$1,089	\$1,089	\$0
621032 - Grant-Blackspot Funding	\$0	\$3,973	\$1,828	\$1,852	\$24
621038 - Bridge Renewal Program	\$3,104	\$4,527	\$2,214	\$1,354	(\$860)
621041 - Building Better Regions Grant Funding	\$0	\$3,839	\$737	\$737	\$0
621044 - Building Our Regions	\$0	\$2,875	\$200	\$200	\$0
621045 - DRFA - REPA Bushfire Subsidy 2019	\$0	\$1,479	\$0	\$11	\$11
621047 - Flood Damage Subsidies 2020 REPA	\$0	\$74	\$74	\$74	\$0
621048 - Works for Queensland COVID Grant - Capital Portion	\$0	\$144	\$144	\$144	\$0
621049 - Local Roads and Community Infrastructure Program Funding	\$2,178	\$3,217	\$1,089	\$1,089	\$0
621050 - Unite and Recover Community Stimulus Package-Lake Mac	\$0	\$203	\$203	\$203	\$0
621051 - Unite and Recover Community Stimulus Package-Footpath	\$0	\$200	\$200	\$200	\$0
621052 - Grant-QRRRF-Mahoney Road Floodway Upgrade SRRC	\$0	\$42	\$0	\$42	\$42
621054 - Grant-Drought Communities Programme DCP000598	\$0	\$385	\$0	\$0	\$0
621055 - Heavy Vehicle Safety and Productivity Program (HVSP)	\$2,000	\$2,400	\$800	\$800	\$0
621056 - Grant-Qld Bushfires LER - Vonda Youngman Community C	\$0	\$327	\$224	\$224	\$0
621057 - Grant-Qld Bushfires LER-Refurbish Tamborine Mountain L	\$0	\$1,499	\$0	\$0	\$0
621058 - Grant-2021-2024 SEQ Community Stimulus Program	\$0	\$1,995	\$0	\$0	\$0
621059 - DRFA - REPA Southern Qld Severe Weather, 20-31 Marc	\$0	\$2,231	\$945	\$945	\$0
621060 - DRFA - REPA SEQ Coastal Trough 12-15 December 202	\$0	\$221	\$116	\$116	\$0
621061 - DRFA - REPA Subsidy November 2021	\$0	\$784	\$541	\$541	\$0
621062 - TMR-Mass Action Rest Area Upgrade Program	\$0	\$67	\$0	\$0	\$0
621063 - DRFA - REPA SEQ Rainfall and Flooding, 22-28 February	\$0	\$33,166	\$6,994	\$6,994	(\$0)
621064 - DRFA - REPA Southern Qld Flooding Event, 6-20 May 20	\$0	\$3,791	\$3,791	\$4,704	\$913
621065 - LGGSP-Safety Upgrades on Tarome Road	\$0	\$1,203	\$361	\$361	(\$0)
621066 - STIP - School Transport Infrastructure Program	\$0	\$81	\$0	\$0	\$0
621098 - Capital Grants AASB1058 Accrual Adjustment	\$0	\$3,368	\$3,368	\$3,368	(\$0)
621099 - Other Capital Grants and Subsidies	\$0	\$1,516	\$141	\$189	\$48
621101 - Infrastructure Charges	\$2,305	\$3,400	\$3,117	\$3,860	\$743
621104 - Contributions Tied to Specific Projects	\$0	\$0	\$0	\$0	\$0
Total Capital Revenue - Capital Grants, Subsidies, Contribution	\$11,621	\$79,038	\$29,070	\$29,991	\$921

Financial performance and position



8. INVESTMENTS

INVESTMENTS

As at 31-May-2023

INVESTMENTS HELD BY COUNCIL

Financial Institution	Type	Principal \$'000	Interest Rate	Maturity Date	Days to Maturity	S&P Short Term Rating
Queensland Treasury Corporation	On Call	\$22,961	3.67%	31/05/2023	0	A1+
Bendigo & Adelaide Bank - Canungra	Term Depo	\$1,000	4.10%	5/06/2023	5	A2
Bendigo & Adelaide Bank - Kalbar	Term Depo	\$1,000	4.45%	14/08/2023	75	A2
Bendigo & Adelaide Bank - Beaudesert	Term Depo	\$1,000	4.80%	6/11/2023	159	A2
Suncorp Metway Limited-Corporate	Term Depo	\$3,000	4.21%	13/06/2023	13	A1
BOQ- Corporate	Term Depo	\$1,000	4.27%	24/07/2023	54	A2
BOQ- Corporate	Term Depo	\$3,000	4.65%	7/09/2023	99	A2
Suncorp Metway Limited-Corporate	Term Depo	\$3,000	4.87%	1/11/2023	154	A1
National Australia Bank- Corporate	Term Depo	\$2,000	4.80%	6/11/2023	159	A1+
National Australia Bank- Corporate	Term Depo	\$1,000	4.45%	14/08/2023	75	A1+
National Australia Bank- Corporate	Term Depo	\$5,000	4.47%	25/09/2023	117	A1+
AMP Bank - Corporate	Term Depo	\$2,000	4.95%	6/11/2023	159	A2

Total investments		\$45,961				
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Cash in bank accounts	On Call	\$1,235	0.10%	31/05/2023	0	A1+
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Total cash		\$1,235				
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TOTAL CASH AND INVESTMENTS		\$47,195	Varies from Statement of Financial Position due to cash in Trust and reconciling items.			
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INVESTMENT INTEREST RATE PERFORMANCE

Weighted Average Interest Rate	4.02%
Target Interest Rate (RBA cash rate)	3.85%
Investment Policy Adhered to?	Yes

ESTIMATE OF RESTRICTED CASH

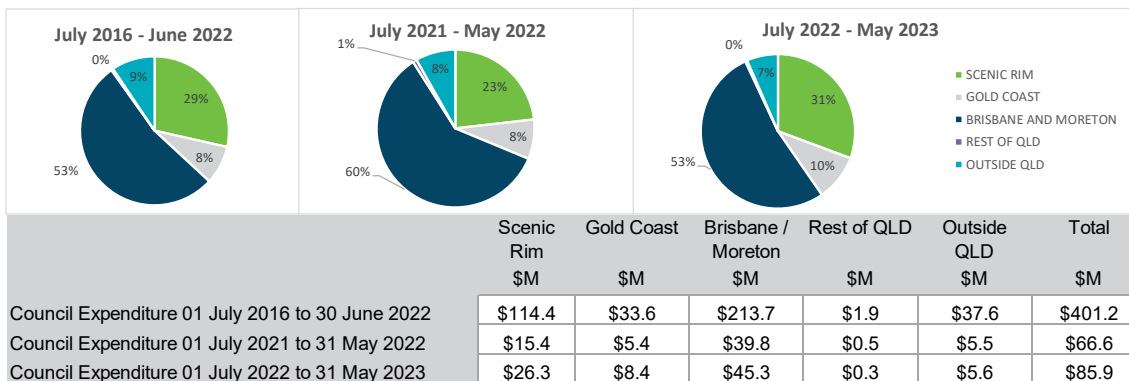
EXTERNAL RESTRICTIONS	\$'000
Loan draw down but not yet expended	\$12,059
Operating grant funding received but not yet expended	\$2,547
Capital grant funding received but not yet expended	\$4,230
Domestic waste levy refund received in advance	\$4,908
Cash held in trust account	\$3,995
Total estimated restricted cash	\$27,738

Financial performance and position



9. ADDITIONAL INFORMATION

COUNCIL EXPENDITURE BY LOCATION



HARDSHIP APPLICATIONS

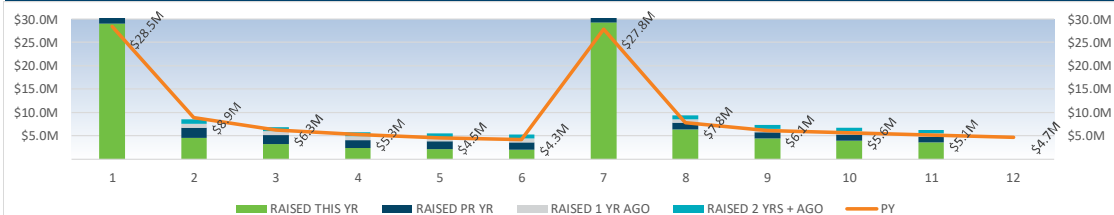
	Financial	COVID	Drought	Bushfires	Flood
2021-2022 Applications Approved	3	0	0	1	0
2022-2023 Current Month					
Applications Sent (excludes direct download from website)	2	0	0	0	0
Applications Received	0	0	0	0	0
Applications Approved	0	0	0	0	0
Applications Currently Under Review	0	0	0	6	6
Applications Ineligible / Withdrawn	0	0	0	0	0

Financial performance and position

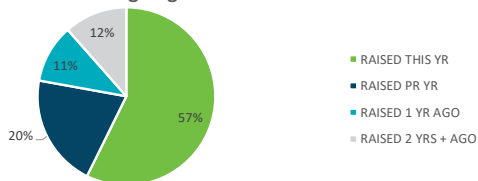
SCENIC RIM
REGIONAL COUNCIL

10. DEBTORS

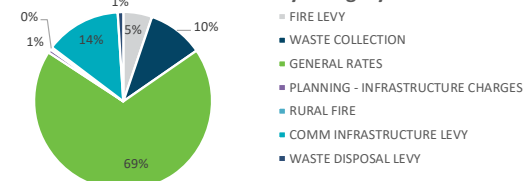
OUTSTANDING RATES DEBTORS



Ageing of Rates Debtors



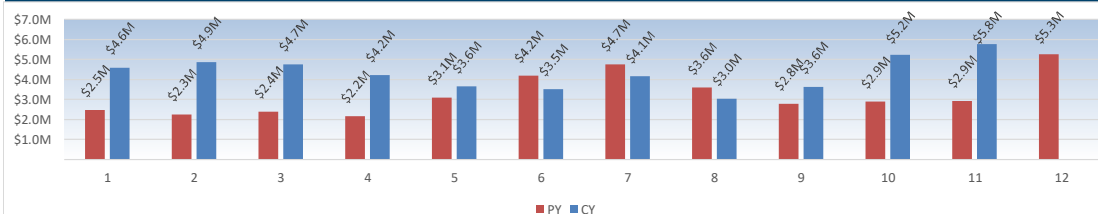
Rates Debtors by Category



Outstanding Rates Debtors by Category

	As at 31-May-2023		As at 31-May-2022	
	Total Levy \$'000	Current Levy \$'000	Total Levy \$'000	Current Levy \$'000
Fire Levy	\$329	\$191	\$291	\$181
Waste Collection	\$623	\$359	\$480	\$286
General Rates	\$4,260	\$2,435	\$3,614	\$2,144
Planning - Infrastructure Charges	\$40	\$0	\$42	\$0
Rural Fire	\$28	\$18	\$21	\$13
Community Infrastructure Levy	\$854	\$513	\$645	\$411
Waste Disposal Levy	\$57	\$35	\$46	\$29
Total rates debtors outstanding	\$6,190	\$3,550	\$5,140	\$3,064

OUTSTANDING OTHER DEBTORS



Example: Recoverable Works, Interest Receivable, Tipping Fees, etc.

Outstanding Other Debtors by Category



11 Confidential Matters**11.1 Land Acquisition for Infrastructure Upgrade Purposes [Closed s.254J(3)(h)]**

Executive Officer: General Manager Asset and Environmental Sustainability

Item Author: Manager Resources and Sustainability

This report is **CONFIDENTIAL** in accordance with Section 254J(3)(h) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following:

- (h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967.