

Attachments

Under Separate Cover

Ordinary Meeting

Wednesday, 18 December 2024

Table of Contents

11.2 Scenic Rim Planning Scheme Updated Draft Amendment 8
Attachment 1 Draft Amendment Package No. 8 4



SCENIC RIM REGIONAL COUNCIL
SCENIC RIM PLANNING SCHEME 2020
DRAFT AMENDMENT NO. 8

STATE INTEREST REVIEW

SCENIC RIM

REGIONAL COUNCIL



Scenic Rim Planning Scheme 2020

AMENDMENT NO.8

This is to certify that this is a true and correct copy of the *Scenic Rim Planning Scheme 2020* Amendment No. 8 adopted on <insert date> and commenced on <insert date>.

David Keenan

CHIEF EXECUTIVE OFFICER

CONTENTS

Preliminary	5
Item 1: New Medium Density Residential Zone	6
Item 2: New Terrace Housing Code	19
Item 3: Update to master planning and Reconfiguring a Lot requirements to encourage housing diversity	24
Item 4: Amendments to encourage Retirement and Residential Care Facilities at Tamborine Mountain	32
Item 5: Revised levels of assessment and policy for Residential Care Facilities and Retirement Facilities	39
Item 6: Additional assessment benchmarks to address visual impacts of retaining walls and usable development area.....	48
Item 7: Removal of Temporary Use provisions for Tourist Parks involving camp sites	50
Item 8: Clarification of assessment benchmarks for Building Work	52
Item 9: Amendment to increase the maximum Gross Floor Area for Roadside Stalls.....	55
Item 10: Amendment to level of assessment for development involving more than 6 tourist cabins in the Rural Zone.....	56
Item 11: Amendment to Transport Depot requirements.....	58
Item 12: Amendment to level of assessment for solar farms in the Rural Zone	62
Item 13: Clarification of assessment benchmarks for Dual Occupancy development in the Rural Residential Zone	64
Item 14: Update to lot frontage width requirements for the Township Zone - Township Residential Precinct	65
Item 15: Update to natural hazard management requirements for tourist accommodation sites.....	66
Item 16: Inclusion of EV charging provisions in the Parking and Access Code	69
Item 17: Amendment to zone of Council owned land to either Community Facilities Zone or Recreation and Open Space Zone	71
Item 18: Inclusion of National Park Land in the Conservation Zone	77
Item 19: Dedication of zoning for unzoned land	80
Item 20: Amendment to zone to reflect recent subdivision (Bennoble Heights) at Bennoble	82
Item 21: Amendment to zone to reflect recent subdivisions at Bennoble, Canungra and Kalbar	89
Item 22: Amendment of zone to Mixed Use Zone - Commercial Industry Precinct for lots at	

Beaudesert	96
Item 23: Amendment to zone of Lot 1 SP224392 Gleneagle to Low-medium Density Residential Zone	98
Item 24: Amendment of zoning to Rural Residential Zone - Rural Residential A Precinct for lots in Canungra	100
Item 25: Amendment to zoning of Lot 37 SP185265 Aratula to Township Zone (where no precinct applies)	104
Item 26: Amendment to land designated Recreation and Open Space Zone that is privately owned in Burnett Creek, Kooralbyn, Christmas Creek and Tamborine	106
Item 27: Amendment to zoning of Lot 170 RP888308 and Lot 169 WD5071 Beaudesert to Mixed Use (where no precinct applies).....	113
Item 28: Amendment to zoning of Lot 158 MAR617 and Lot 162 CC3601 Harrisville to Township Zone - Township Residential Precinct	115
Item 29: Amendment to zoning of Lots 17-33 RP28761 at Harrisville to Limited Development Zone - Historical Subdivision Precinct.....	117
Item 30: Update to Agricultural Land Classification Mapping.....	124
Item 31: Update to Key Resource Area (KRA) Mapping.....	127
Item 32: Update to Future Rail Network Mapping.....	129
Item 33: Update to Minimum Lot Size Overlay Mapping.....	131
Item 34: Update to Strategic Framework Map - Communities and Character	134
Item 35: Deletion of Boundary Realignment definition	137
Attachment 1 - Proposed Strategic Framework Maps.....	139
Attachment 2 - Proposed Overlay Maps	140
Attachment 3 - Kangaroo Mountain Key Resource Area - KRA141 Report and Map	141
Attachment 4 - Warrill View Silverdale Key Resource Area - KRA172 Report and Map.....	142

Preliminary

Short title

This amendment may be cited as *Scenic Rim Planning Scheme 2020 Amendment No. 8*.

Purpose

This Major Amendment is made in accordance with Chapter 2, Part 4 of the Minister's Guidelines and Rules (Version 2.0) made under the *Planning Act 2016* and prescribed in the *Planning Regulation 2017*.

The purpose of this Major Amendment is to:

1. update a range of policy matters that have been identified through the implementation of the planning scheme and the Scenic Rim Growth Management Strategy 2041, including:
 - the introduction of a Medium Density Residential Zone and Terrace Housing Code;
 - changes to support the development of Residential Care Facilities and Retirement Facilities in the right locations;
 - changes to the master planning provisions and Reconfiguring a Lot Code to further encourage housing diversity; and
2. make other operational amendments, including zoning changes to improve alignment with the policy intent of the planning scheme.

Application

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

Scenic Rim Planning Scheme 2020 (30 June 2023)

Item 1: New Medium Density Residential Zone

Summary

Inclusion of a new Medium Density Residential Zone into the planning scheme incorporating new Tables of Assessment, a new Medium Density Residential Zone Code and other consequential amendments to reflect the new zone.

Explanation

Council's Growth Management Strategy identified a need to *introduce a new medium density zone or precinct that encourages medium density housing such as townhouses, apartments or terrace houses at an average density of one dwelling per 300m². This zone or precinct is currently proposed for Beaudesert only, on land that has a high level of amenity in regard to access to transport networks, community facilities and services.*

The mix of uses encouraged in the Medium Density Zone responds to the need for a greater choice of housing types for smaller households (the growing proportion of lone person and couple households) and the ageing population. This ensures that there are options for existing residents to continue to live in the Scenic Rim through different stages of their lifecycle, including younger singles and couples working in the region.

The zone includes provisions for 'Terrace Housing', which requires a new Administrative Definition and Code. These changes are described in **Item 2** of this amendment package.

A zone is proposed rather than a precinct to clearly differentiate the land from the Low-medium Density Residential Zone and drive more dense attached housing outcomes in targeted locations.

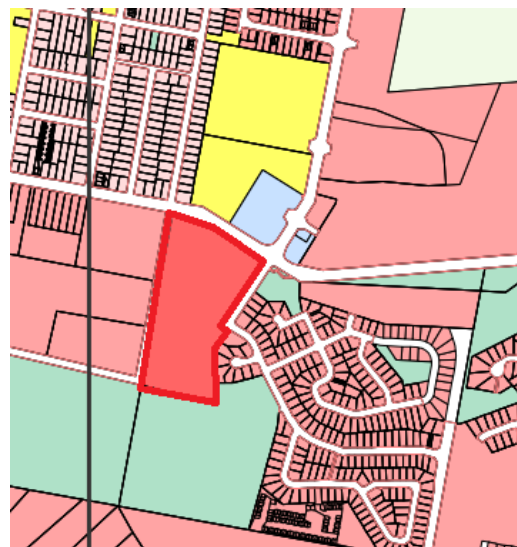
The following properties are proposed to be included in the Medium Density Residential Zone:

Property Description	Address	Current Zoning	Proposed Zoning and Precinct	Zone Map
Lot 1 RP910561	Cnr Beaudesert-Nerang Road and Kingsley Drive BEAUDESERT	Low-medium Density Residential Zone	Medium Density Residential Zone	ZM33 & ZM34
Lot 13 & Lot 14 SP284931	Cnr Beetham Street and Helen Street BEAUDESERT	Rural Zone	Medium Density Residential Zone	ZM33

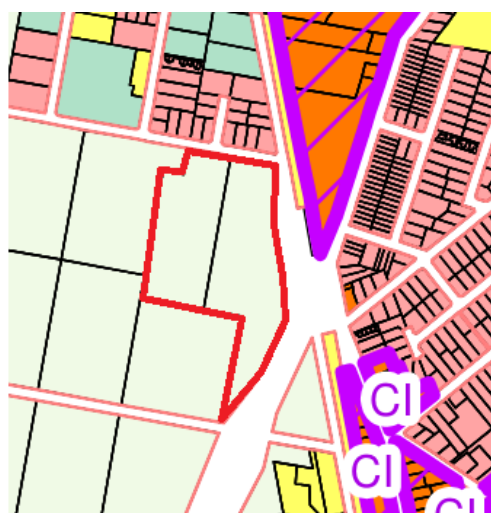
The above lots are included in the Urban Footprint in locations within walking distance to shops, schools and services, and can be readily connected to the water and sewer networks. The land is also not unduly constrained by environmental or natural hazard overlays.



Current Zoning for Lot 1 RP910561
(Low-medium Density Residential Zone)



Proposed Zoning for Lot 1 RP910561
(Medium Density Residential Zone)



Current Zoning for Lots 13 & 14 SP284931
(Rural Zone)



Proposed Zoning for Lots 13 & 14 SP284931
(Medium Density Residential Zone)

State Interests

SEQ Regional Plan 2023

The Regional Plan prescribes dwelling diversity targets to 2046 for every local government area in South East Queensland to provide greater housing choice, deliver gentle density and accommodate population growth. The Regional Plan separates dwelling supply targets into the following four categories:

- Detached (1-3 storeys) e.g. detached house
- Low-rise attached (1-3 storeys) e.g. dual occupancy, terrace housing, townhouses, low-rise

- apartments
- Medium-rise attached (4-8 storeys) e.g. mid-rise apartments
- High rise attached (9+ storeys) e.g. high-rise apartments

The dwelling supply target for the Scenic Rim local government area in 2046 is 91% detached, 9% low-rise attached, and 0% medium and high rise attached. This requires that 12% of new dwelling growth to 2046 comes from low-rise attached housing.

The proposed introduction of the Medium Density Residential Zone, initially to 3 large land parcels within Beaudesert, will assist in the establishment of Low-rise attached product through Code assessable land uses including, but not limited to, Multiple dwelling, Retirement care facility and Rooming accommodation. A building height limit of 4 storeys is proposed and it is anticipated that product such as townhouses, terrace housing and low and mid-rise apartments will establish within the zone. Dual Occupancies and Dwelling houses (other than dwellings houses part of *terrace housing*) are Impact assessable within the zone to limit the establishment of detached housing and encourage the intended housing typology.

The introduction of the Medium Density Residential Zone assists in achieving the dwelling supply target, in co-operation with existing zones which permit detached housing (e.g. Low Density Residential Zone and Low-medium Density Residential Zone).

State Planning Policy 2017 – Housing supply and diversity

The State Interest identifies *Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes*. Specifically, State Interests (1), (2), (3), and (4) are relevant to the proposed amendment.

The proactive introduction of the Medium Density Residential Zone encourages a range of higher density housing typologies in well-located and serviced areas in Beaudesert. The policy settings discourage detached housing and land fragmentation, and encourage a broad range and diversity of housing product including Multiple dwelling, Retirement care facility and Rooming accommodation.

State Planning Policy 2017 – Liveable Communities

State Interest (2) requires communities lifestyle needs to be facilitated by a mix of land uses that meet the needs of the community, and higher density development in accessible and well-serviced locations.

The introduction of the Medium Density Residential Zone directly responds to the State Interest. The zone has been strategically allocated to well-serviced, large landholdings in Beaudesert and will encourage higher density development on these lands. The zone enables a variety of housing product including Multiple dwelling, Retirement care facility and Rooming accommodation to enable development to meet the needs of the diverse community.

Proposed Changes

1. In Part 1 About the Planning Scheme, add [Medium Density Residential Zone](#) to section 1.2 Planning Scheme Components.
2. In Part 3 Strategic Framework:
 - a. Update section 3.4.1 Communities and Character – Strategic Intent – Urban Areas to include:

[Land in Urban Areas that is included in the Medium Density Residential Zone does not result in underdevelopment.](#)
 - b. Update section 3.4.1 Communities and Character – Strategic Intent – Housing Diversity and

Affordable Living as shown:

Affordable living opportunities are provided within residential zoned areas that have convenient access to employment, community infrastructure and facilities. This will include involving Dwelling houses on smaller lots, Dual occupancies and Multiple dwellings are provided within in the Low and Low-medium density residential zonesd areas where they have convenient access to employment and social and community infrastructure and facilities. In the Medium density residential zone, residential development of a higher density is anticipated which includes Multiple dwellings, Retirement facilities, terrace housing, Residential care facilities and Rooming accommodation.

- c. Update section 3.4.2 Communities and Character – Strategic Outcomes – Element - Urban Areas to include:

Land in the Medium density residential zone is developed for high quality medium density residential development on large sites and does not result in underdevelopment, whilst not exceeding the stated building height for the zone.

3. In Part 5 Tables of Assessment, 5.5 Categories of Development and Assessment - Material Change of Use, insert a new Section 5.5.12 Medium Density Residential Zone and Table 5.5.12.1 - Medium Density Residential Zone as shown below, and renumber subsequent sections.

5.5.12 Medium Density Residential Zone

Table 5.5.12.1 - Medium Density Residential Zone

<u>Use</u>	<u>Categories of development and assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
<u>All uses</u>	<u>Accepted</u>	
	<u>If a local utility</u>	<u>Not applicable</u>
	<u>Impact Assessment</u>	
	<u>All uses except Telecommunications Facility involving buildings and structures with a height exceeding 18 metres</u>	<u>The Planning Scheme</u>
<u>Childcare centre</u>	<u>Code assessment</u>	
		<u>Medium Density Residential Zone Code</u> <u>General Development Provisions Code</u> <u>Earthworks, Construction and Water Quality Code</u> <u>Infrastructure Design Code</u> <u>Landscaping Code</u> <u>Parking and Access Code</u>
<u>Community care centre</u>	<u>Code assessment</u>	
		<u>Medium Density Residential Zone Code</u> <u>General Development Provisions Code</u> <u>Earthworks, Construction and Water Quality Code</u> <u>Infrastructure Design Code</u> <u>Landscaping Code</u> <u>Parking and Access Code</u>

<u>Use</u>	<u>Categories of development and assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
<u>Community residence</u>	<u>Accepted</u>	
		Not applicable
<u>Dwelling house</u>	<u>Code</u>	
	If: 1. involving a combined Reconfiguring a Lot and Material Change of Use development application for Dwelling houses (Terrace housing); and 2. not exceeding 6 dwellings.	Medium Density Residential Zone Code Terrace Housing Code General Development Provisions Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code
<u>Emergency services</u>	<u>Code assessment</u>	
		Medium Density Residential Zone Code General Development Provisions Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code
<u>Home based business</u>	<u>Accepted subject to requirements</u>	
	If not involving Industrial activities other than minor industrial activities	Home Based Business Code
<u>Major electricity infrastructure</u>	<u>Accepted</u>	
	Where proposed as underground infrastructure	Not applicable
<u>Multiple dwelling</u>	<u>Code assessment</u>	
		Medium Density Residential Zone Code Medium Density Residential Uses Code General Development Provisions Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code

<u>Use</u>	<u>Categories of development and assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
<u>Park</u>	<u>Accepted</u>	
		Not applicable
<u>Residential Care Facility</u>	<u>Code assessment</u>	
		Medium Density Residential Zone Code Medium Density Residential Uses Code General Development Provisions Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code
<u>Retirement Facility</u>	<u>Code assessment</u>	
		Medium Density Residential Zone Code Medium Density Residential Uses Code General Development Provisions Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code
<u>Rooming accommodation</u>	<u>Code assessment</u>	
	If not exceeding 10 bedrooms	Medium Density Residential Zone Code Medium Density Residential Uses Code General Development Provisions Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code
<u>Sales office</u>	<u>Code assessment</u>	
		Medium Density Residential Zone Code Sales Office Code General Development Provisions Code Earthworks, Construction and Water Quality Code Parking and Access Code
<u>Short-term</u>	<u>Code assessment</u>	

<u>Use</u>	<u>Categories of development and assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
accommodation		Medium Density Residential Zone Code Tourism Uses Code General Development Provisions Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code
Substation	Code assessment	Medium Density Residential Zone Code General Development Provisions Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code
Telecommunication facility	Code assessment	Telecommunications Facility Code General Development Provisions Code Earthworks, Construction and Water Quality Code
Utility installation	Accepted	
	If involving a minor utility installation	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

Editor's notes

- [1. The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and](#)
- [2. Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.](#)

4. In Part 5 Tables of Assessment, Section 5.6 Categories of Development and Assessment - Reconfiguring a Lot, update Table 5.6.1 to include the new zone as shown below:

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium Density Residential Zone	Code Assessment	
		Medium Density Residential Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code

5. In Part 6 Zones:

- a. Update section 6.1 Preliminary, point 8 to include 'Medium Density Residential Zone'.
- b. Insert a new Section 6.2.12 Medium Density Residential Zone Code as shown below, and renumber subsequent sections.

[Medium Density Residential Zone Code](#)

[6.2.12.1 Application](#)

[This code applies to development:](#)

1. [within the Medium Density Residential Zone as identified on the zone maps contained in Schedule 2 Mapping; and](#)
2. [identified as requiring assessment against the Medium Density Residential Zone Code by the tables of assessment in Part 5 Tables of Assessment.](#)

[6.2.12.2 Purpose and Overall Outcomes](#)

1. [The purpose of the Medium Density Residential Zone is to provide for:](#)
 - a. [medium density multiple dwellings; and](#)
 - b. [community uses, and small-scale non-residential uses, services, facilities and infrastructure, to support local residents.](#)
2. [The purpose of the Medium Density Residential Zone Code will be achieved through the following overall outcomes:](#)
 - a. [Development:](#)
 - i. [facilitates a high level of residential amenity and protects the medium density residential character of the zone;](#)
 - ii. [facilitates a range of medium density housing choices that are responsive to the housing needs of the community.](#)
 - b. [Land uses:](#)
 - i. [include medium density residential activities such as Terrace Housing, Multiple dwellings, Residential care facilities, Retirement facilities and Rooming accommodation to meet the diverse housing needs of the community where:](#)
 - A. [compatible with the height and scale of adjoining development;](#)
 - B. [a high level of residential amenity is achieved;](#)
 - C. [development does not compromise the operations of existing or future land uses on adjoining land.](#)
 - ii. [may include other non-residential activities listed in Table 6.2.10.2.1 Consistent Uses and Potentially Consistent Uses in the Medium Density Residential Zone that:](#)
 - A. [are small in scale;](#)
 - B. [directly support the needs of the immediate residential community;](#)
 - iii. [includes:](#)

- A. [the uses listed as a consistent use in column 1 of Table 6.2.10.2.1 Consistent Uses and Potentially Consistent Uses in the Medium Density Residential Zone;](#)
[or](#)
- B. [the uses listed as a potentially consistent use in column 2 of Table 6.2.10.2.1 Consistent Uses and Potentially Consistent Uses in the Medium Density Residential Zone to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;](#)
- C. [where not listed in Table 6.2.10.2.1 Consistent Uses and Potentially Consistent Uses in the and Potentially Consistent Uses in the Medium Density Residential Zone; or](#)
- D. [the uses listed as a potentially consistent use in column 2 of Table 6.2.10.2.1 Consistent Uses and Potentially Consistent Uses in the Medium Density Residential Zone to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;](#)
- iv. [where not listed in Table 6.2.10.2.1 Consistent Uses and Potentially Consistent Uses in the Medium Density Residential Zone are inconsistent uses and are not intended to occur in the zone;](#)
- c. **Character:**
 - i. [is predominantly medium density residential environments that enjoy a high level of amenity;](#)
 - ii. [involves limited non-residential activities;](#)
 - iii. [maintains the visually prominent and sensitive upper slopes of the Birnam Range in Beaudesert in their natural state and protects the ridgeline from development impacts.](#)
- d. **Built form:**
 - i. [is medium scale and of medium residential density;](#)
 - ii. [does not result in underdevelopment, whilst not exceeding a maximum height of 18m to reflect the medium rise form envisaged in the rural setting;](#)
 - iii. [enhances the streetscape character of the area by:](#)
 - A. [designing buildings to address the street and public spaces, and provide opportunities for casual surveillance;](#)
 - B. [maintaining a residential appearance;](#)
 - C. [activating road frontages through buildings close to the street; and](#)
 - D. [maintaining privacy to adjoining residential activities.](#)
- e. **Lot design:**
 - i. [Supports the development of medium density residential uses.](#)

Table 6.2.12.2.1 - Consistent Uses and Potentially Consistent Uses in the Medium Density Residential Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
Community residence Dwelling house (if involving a combined Reconfiguring a Lot and Material Change of Use development application for Dwelling houses (Terrace housing) and not exceeding 6 dwellings Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling Residential care facility Retirement facility Rooming accommodation (where not exceeding 10 bedrooms) Sales office	Rooming accommodation* Dwelling house (if involving a combined Reconfiguring a Lot and Material Change of Use development application for Dwelling houses (Terrace housing))*
Community Service Activities	

Child care centre Community care centre Emergency services	
Infrastructure Activities	
Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (if involving minor utility installation)	Major electricity infrastructure* Utility installation*
Recreational Activities	
Park	
Tourism Activities	
Short-term accommodation	

* other than as specified in column 1

6.2.12.2 Assessment Benchmarks

Table 6.2.12.3.1 - Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes		
Setbacks			
PO1 Setbacks: <ol style="list-style-type: none">1. <u>contribute to streetscape character;</u>2. <u>assist in the protection of amenity and privacy to adjoining premises;</u>3. <u>allow for access and landscaping around buildings;</u>4. <u>provide a sense of openness between buildings and from the street; and</u>5. <u>allow for on-site car parking between the front boundary and buildings.</u> <i><u>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</u></i>	AO1 <u>Setbacks are as follows:</u>		
	Setback	Minimum Distances Measured in Metres (m)	
	Street frontage	3m	
	Side and rear boundary	Building Height	Setback
		Up to 4.5m	1.5m
		For that part between 4.5m — 7.5m	2m
		For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m
<i><u>Note- Where setbacks are required in this code or other codes, the higher numerical standard prevails.</u></i>			
Height			
PO2 Development is of a height that: <ol style="list-style-type: none">1. <u>is predominantly medium rise; and</u>2. <u>does not detract from the amenity of adjoining premises.</u>	AO2 <u>Development does not exceed 4 storeys and a maximum height of 18m.</u>		

Table 6.2.12.3.2—Assessable Development

Performance Outcomes	Acceptable Outcomes						
Built Form and Urban Design							
PO1 <u>Non-residential development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through:</u> <ol style="list-style-type: none"> <u>ensuring buildings address the street and public spaces;</u> <u>ensuring buildings are visually interesting through articulation and variation to the external appearance;</u> <u>providing opportunities for casual surveillance; and</u> <u>clearly defined building entrances.</u> 	AO1.1 <u>Buildings are designed to address the street and public spaces.</u>						
	AO1.2 <u>A minimum of 65% of the ground floor façade is windowed.</u>						
	AO1.3 <u>The unarticulated length of any external wall along the street frontage or where buildings front a public space does not exceed 10m.</u>						
	AO1.4 <u>Buildings achieve visual interest and articulation through a combination of the following:</u> <ol style="list-style-type: none"> <u>variation in the horizontal plane through the use of recesses, columns or blades;</u> <u>variation in parapet design or roof form;</u> <u>variation in colour, patterns, textures or building materials and composition; and</u> <u>canopies, awnings or projections.</u> 						
	AO1.5 <u>Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.</u>						
	AO1.6 <u>Building entrances are clearly visible from the street.</u>						
PO2 <u>The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts.</u>	AO2 <u>Development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres for land north of Beaudesert-Nerang Road.</u>						
PO3 <u>Development is responsive to and works with natural features such as topography, waterway corridors and significant vegetation.</u>	AO3 <u>No Acceptable Outcome is prescribed.</u>						
Land Uses							
PO4 <u>Medium density residential activities are adequately separated from land with existing industrial uses or centre zones to ensure the ability of existing and future industrial and commercial activities to function safely and effectively is not compromised.</u>	AO4 <u>Development involving medium density residential activities are setback from land in accordance with the following table:</u>						
	<table> <tr> <th>Zone</th><th>Minimum Distances Measured in Metres (m)</th></tr> <tr> <td><u>Land with existing industrial uses</u></td><td><u>50m</u></td></tr> <tr> <td><u>Centre zones</u></td><td><u>5m</u></td></tr> </table>	Zone	Minimum Distances Measured in Metres (m)	<u>Land with existing industrial uses</u>	<u>50m</u>	<u>Centre zones</u>	<u>5m</u>
Zone	Minimum Distances Measured in Metres (m)						
<u>Land with existing industrial uses</u>	<u>50m</u>						
<u>Centre zones</u>	<u>5m</u>						

Performance Outcomes	Acceptable Outcomes
PO5 <u>Development involving a Multiple dwelling:</u> 1. <u>is consistent with the medium density residential character of the zone; and</u> 2. <u>includes a clear mix of household sizes to meet the diverse housing needs of the community.</u>	AO5 <u>Development involving a Multiple dwelling has the following minimum land area requirements:</u> 1. <u>300m² for each 3 or more bedroom unit;</u> 2. <u>270m² for each 2 bedroom unit; and</u> 3. <u>250m² for each 1 bedroom unit.</u>
Reconfiguration of a Lot	
PO6 <u>Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the Purpose and Overall Outcomes.</u>	AO6 <u>No Acceptable Outcome is prescribed.</u>

6. In Part 9 Development Codes, 9.4.1 Advertising Devices Code, update Table 9.4.1.3 - Assessable Development, PO2 as shown below:

PO2

1. is consistent with the preferred uses of the site;
2. does not impact on the visual amenity or streetscape of the surrounding area; and
3. is not located in the:
 - a. Community Facilities Zone; or
 - b. Conservation Zone; or
 - c. Emerging Community Zone; or
 - d. Limited Development Zone; or
 - e. Low Density Residential Zone; or
 - f. Low-medium Density Residential Zone; or
 - g. Medium Density Residential Zone; or
 - h. Minor Tourism Zone; or
 - i. Mixed Use Zone (not including the Commercial Industrial Precinct); or
 - j. Passive Recreation Precinct; or
 - k. Rural Escarpment Protection Precinct; or
 - l. Rural Residential Zone; or
 - m. Tamborine Mountain Rural Precinct; or
 - n. Township Residential Precinct.

7. In Part 9 Development Codes, 9.4.3 Infrastructure Design Code, update Table 9.4.3.3.1 - Assessable Development, AO13 as shown below:

AO13

Kerb and channel is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design in all land within the:

1. Low-Density Residential Zone;
2. Low-Medium Density Residential Zone;
3. Medium Density Residential Zone;
4. Major Centre Zone;
5. District Centre Zone;
6. Local Centre Zone;
7. Township Zone;
8. Mixed Use Zone; and
9. Industry Zone.

8. In Part 9 Development Codes, 9.4.4 Landscaping Code, update Table 9.4.4.3.1 - Criteria for Assessable Development, PO9 as shown below:

PO9

Screen landscaping that screens the development from a residential zone, and maintains visual amenity and privacy, is provided to all development within the following zones:

1. Industry Zone;
 2. Low Density Residential Zone;
 3. Low-Medium Density Residential Zone; ~~and~~
 4. [Medium Density Residential Zone](#); and
 5. Mixed Use Zone (Commercial/Industrial Precinct).
9. In Part 9 Development Codes 9.4.6 Reconfiguring a Lot Code, update Table 9.4.6.3.2 - Minimum Lot Size Design to insert an new row as shown below:

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
Medium Density Residential Zone	2,500m ²	=	=	Rear lot is not created
	Where involving a combined Reconfiguring a Lot and Material Change of Use development application for Dwelling Houses (Terrace housing), minimum 150m²	N/A	8m	Rear lot is not created

10. In Schedule 1 Definitions, SC1.2 Administrative Definitions update the definition of *residential zone* as shown below:

Means premises (however described) designated in a local categorising instrument as residential.

Examples of ways of describing premises—

- *general residential*
- *low density, medium density or high density residential*
- *residential living*
- *residential choice*
- *rural residential or park residential*

Editor's Note - For the purposes of the Scheme, Residential Zones are the Low Density Residential Zone, Low-Medium Density Residential Zone, [Medium Density Residential Zone](#), Rural Residential Zone and Township Zone.

11. In Schedule 2 Mapping, SC2.3 Zone Maps amend the zoning of the below lots to Medium Density Residential Zone:

Zone Map	Property Description	Address	Proposed Zoning and Precinct
ZM33 & ZM34	Lot 1 RP910561	Corner Beaudesert-Nerang Road & Kingsley Drive BEAUDESERT	Medium Density Residential Zone
ZM33	Lot 13 & 14 SP284931	Cnr Beetham Street and Helen Street BEAUDESERT	Medium Density Residential Zone

Item 2: New Terrace Housing Code

Summary

Introduction of a new Terrace Housing Code in Part 9 - Development Codes and new Administrative Definition for Terrace Housing in Schedule 1.

Explanation

The proposed new Medium Density Residential Zone includes 'Terrace Housing' as Code Assessable Development where the development is combined with a development application for Reconfiguring a Lot. This process will ensure that the built form outcome is considered at the same time as a subdivision for terrace house lots. As per the changes proposed to introduce the Medium Density Zone, the proposed minimum lot size is 150m² and the proposed minimum frontage is 10 metres.

'Terrace Housing' falls within the land use definition of a 'Dwelling House', and therefore an Administrative Definition is proposed that distinguishes this housing type from other Dwellings in the Table of Assessment.

A new Development Code is proposed to guide the design of terrace houses and includes outcomes for setbacks, parking, design, privacy and amenity.

'Terrace Housing' will remain Impact Assessable in all other zones in the Planning Scheme and the Terrace Housing Code would apply as a relevant assessment benchmark.

State Interests

SEQ Regional Plan 2023

The Regional Plan prescribes dwelling diversity targets to 2046 for every local government area in South East Queensland to provide greater housing choice, deliver gentle density and accommodate population growth. The provision for Terrace Housing will guide the development of this low-rise attached housing type, which is important for housing diversity.

State Planning Policy 2017 – Housing supply and diversity

The State Interest identifies *Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes*. Specifically, State Interests (1), (2), (3), and (4) are relevant to the proposed amendment.

The proactive introduction of the provisions for Terrace Housing in the Medium Density Residential Zone encourages a range of higher density housing typologies in well-located and serviced areas in Beaudesert.

State Planning Policy 2017 – Liveable Communities

State Interest (2) requires communities lifestyle needs to be facilitated by a mix of land uses that meet the needs of the community, and higher density development in accessible and well-serviced locations.

The introduction of the Terrace Housing provisions directly responds to the State Interest.

Proposed Changes

1. In Part 1 About the Planning Scheme, add [Terrace Housing Code](#) to the list of development codes in section 1.2 Planning Scheme Components.
2. In Part 9 Development Codes, include a new Terrace Housing Code in alphabetical place order and renumber subsequent codes accordingly.

9.3.17 Terrace Housing Code

9.3.17.1 Application

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

9.3.17.2 Purpose

1. The purpose of the Terrace Housing Code is to ensure that development for a Dwelling house (terrace housing) is compatible with, and protects the amenity of the surrounding area.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. A Dwelling house (terrace housing);
 - i. is designed and sited to protect the amenity of adjoining premises and the streetscape;
 - ii. has an attractive and attached built form that positively contributes to the streetscape;
 - iii. is designed and sited to support useable private open space and landscaping to enhance amenity for residents;
 - iv. provides safe vehicle access to the premises and sufficient car parking on-site;
 - v. ensures car accommodation and vehicular access do not visually dominate the streetscape, adversely affect street trees or compromise the function of the road network;
 - vi. does not involve a secondary dwelling;
 - vii. does not result in the creation of small blocks without a built dwelling;
 - viii. does not contribute to a concentration of this housing type in the Medium Density Residential Zone to reduce the potential for increased traffic impacts and reliance on on-street car parking.

9.3.17.3 Assessment Benchmarks

9.3.17.3.1 - Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes		
Setbacks			
PO1 Setbacks: <div><div>1. assist in the protection of the amenity of adjacent premises;</div><div>2. positively contribute to the amenity of the streetscape by allowing for landscaping along the street frontage;</div><div>3. provide for sufficient private open space for residents; and</div><div>4. allow for on-site car parking.</div></div>	AO1		
	Setbacks comply with the following table:		
	Frontage	Minimum Distances Measured in Metres (m)	
	Street frontage	3m to a dwelling wall 1.5m for a verandah 5.5m for a garage	
	Side boundary (where adjoining a use other than terrace housing)	Up to 7.5m	2m
For that part exceeding 7.5m		2m plus an extra 0.5m is added for every 3m in	

Performance Outcomes		Acceptable Outcomes		
				height or part thereof over 7.5m
	Rear boundary	3m		
	<i>Note- Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>			
Built form, neighbourhood character and amenity				
PO2 Terrace housing development is not concentrated in residential areas and: <div><div>1.</div><div>reduces the potential for increased traffic impacts and reliance on on-street car parking;</div></div> <div><div>2.</div><div>ensures variety in housing product across the Zone;</div></div> <div><div>3.</div><div>ensures amenity and streetscape character are consistent with the Zone; and</div></div> <div><div>4.</div><div>minimises underdevelopment in the Medium Density Residential Zone.</div></div>		AO2 Compliance with the Performance Outcome is achieved in part , through: <div><div>1.</div><div>development not comprising more than 8 attached terrace houses in a row;</div></div> <div><div>2.</div><div>Terrace housing being located on one side of a street only; and</div></div> <div><div>3.</div><div>Terrace housing not located on State-controlled roads or Connector Roads identified on Road Hierarchy Overlay Map OM15.</div></div>		
PO3 Development is designed to: <div><div>1.</div><div>create visual interest and contribute positively to the streetscape and character of the area;</div></div> <div><div>2.</div><div>visually integrate with the desired built form of the area as expressed by the zone; and</div></div> <div><div>3.</div><div>incorporate landscaping that softens the built format.</div></div>		AO3.1 A building: <div><div>1.</div><div>has a maximum unarticulated length of 5m to any street frontage or public space; and</div></div> <div><div>2.</div><div>includes articulation such as windows and openings, verandahs, balconies and wall variations.</div></div>		
		AO3.2 Development incorporates <i>aesthetic landscaping</i> in the frontage area with: <div><div>1.</div><div>a minimum width of 1.5m; and</div></div> <div><div>2.</div><div>a minimum area of 3m².</div></div>		
PO4 Buildings are orientated and designed to address the street and public spaces.		AO4 No acceptable outcome is prescribed.		
PO5 Development is sited and designed to provide opportunities for casual surveillance of the street and any adjoining public spaces.		AO5 Development incorporates a window of at least one habitable room that overlooks the street.		

Performance Outcomes	Acceptable Outcomes
PO6 Development is designed to minimise adverse privacy impacts for the occupants of the building and neighbouring dwellings.	AO6 The habitable room windows of a dwelling do not directly face: <ol style="list-style-type: none"> 1. a habitable room window of another building within 10m; and 2. an access way, footpath or communal open space area within 3m. OR The habitable room windows have: <ol style="list-style-type: none"> 1. a fixed obscure glazing in any part of the window below 1.5m above floor level; 2. privacy screens that cover a minimum of 50% window view.
PO7 Development does not involve a secondary dwelling.	AO7 Dwelling houses (terrace housing) do not involve a secondary dwelling.
PO8 Development ensures site coverage: <ol style="list-style-type: none"> 1. is respectful of the residential character of the zone and precinct; and 2. can accommodate the onsite provision of: <ol style="list-style-type: none"> a. landscaping; b. access and car parking; and c. private open space. 	AO8 Site cover does not exceed 70%.
Car parking and access	
PO9 Development allows for safe and convenient vehicular access to the site and provides for sufficient on-site car parking.	AO9.1 A Terrace House obtains access from a constructed road. AO9.2 2 car parking spaces are provided on-site for each dwelling house (terrace housing). AO9.3 A minimum of 1 covered car parking space is provided on-site for each dwelling house (terrace housing).
Private Open Space	
PO10 Each dwelling house (terrace housing) is provided with sufficiently sized and suitably located outdoor private open space to meet the recreational needs of residents.	AO10 The private open space for each dwelling house of the terrace housing has: <ol style="list-style-type: none"> 1. minimum dimension of 3m; 2. minimum area of 30m²; and 3. a maximum gradient not exceeding one in ten.
Lot creation	
PO11 Small lots are not created without a terrace housing built form.	AO11 A development application for Dwelling Houses (Terrace Housing) is submitted at the same time as the development application for Reconfiguring a Lot.

3. In Part 9 Development Codes, 9.4.6 Reconfiguring a Lot Code, include the following new Performance and Acceptable Outcome in Table 9.4.6.3.1 - Assessable Development - 'Lot Mix

and Diversity' and renumber subsequent outcomes accordingly.

Performance Outcomes	Acceptable Outcomes
PO18 The smaller lots created to accommodate Terrace Housing are only developed to accommodate Terrace Housing.	AO18 A development application for Dwelling Houses (Terrace Housing) is submitted at the same time as the development application for Reconfiguring a Lot.

4. In Schedule 1 Definitions, SC1.2 Administrative Definitions include a new definition of *Terrace housing* as shown below:

Column1	Column 2
Administrative Term	Definition
<u>Terrace housing</u>	<p><u>A dwelling house that is:</u></p> <ol style="list-style-type: none"> <u>built to the boundary on one or more sides as part of an integrated terrace house development with a cohesive built form;</u> <u>is located on a small freehold lot; and</u> <u>does not involve a secondary dwelling.</u> <p><u>Examples include row housing, triplexes, quadplexes, quinquplexes.</u></p>

Item 3: Update to master planning and Reconfiguring a Lot requirements to encourage housing diversity

Summary

1. Amend the Low-medium Density Residential Zone Code and Reconfiguring a Lot Code for larger subdivisions to encourage diversity of lot sizes (both larger lots and smaller lots).
2. Amend the Master Plan Overlay Map to include additional land subject to master planning and amend the trigger for master planning in the Reconfiguring a Lot Code.
3. Amend the calculation methodology for determining the minimum average lot size to ensure subdivisions that achieve a diverse lot mix do not unintentionally require Impact Assessment.

Explanation

Council's Growth Management Strategy identified a requirement to:

- Review the master planning requirements in the Scenic Rim Planning Scheme 2020 to ensure that new residential master planned areas provide a range of housing types to meet the projected housing needs of the population. Consider the need to provide for smaller households and the need to provide accessible housing, including for the ageing population and people with disabilities; and
- Providing greater housing choice, supply and diversity to meet the dwelling supply benchmarks provided within ShapingSEQ, including meeting the needs of small households, catering for ageing in place and the provision of more small dwellings.

The following changes are proposed to the master planning provisions in the Planning Scheme, which are included in the Reconfiguring a Lot Code and the Master Plan Overlay Code.

1. Stronger, more specific guidance in the Low-Medium Density Residential Zone within the Reconfiguring a Lot Code and Zone Code about when smaller lots and larger lots are required in development. Additional guidance in the Acceptable Outcome related to housing diversity is proposed to ensure that a mix of smaller and larger lots are provided in subdivisions.
2. The Master Plan Overlay is proposed to include additional land that would benefit from master planning and the trigger for master planning where land is not included in the Overlay is proposed to be reduced from 25 lots to 10 lots. These changes are intended to ensure that medium to large subdivisions provide for an effective and efficient road hierarchy and are integrated with adjoining existing and proposed neighbourhoods.
3. An amendment to the calculation methodology for the minimum average lot size is proposed to ensure greater diversity in lots (and therefore housing types) is achieved.

The current calculation methodology for the minimum average lot size provided in Table 9.4.6.3.2 – Minimum Lot Size and Design for the Low-medium density residential zone which caps land area at 1,000m² intrinsically decreases the average lot size and in turn discourages the introduction of larger lots into subdivisions (over 1,000m²) because it, in some cases, triggers Impact Assessment which introduces unnecessary planning risk for applicants.

This is illustrated in the example below for an 11 lot subdivision that would provide a larger

balance lot to provide for medium density uses, 4 smaller lots and 6 lots at the 700m² minimum average:

Low-medium density residential zone:

11 lot subdivision comprising: 4 lots at 500m², 1 lot at 2,000m², 6 lots at 700m².

*When the calculation methodology is applied, the average is **654m²** where the 'cap' of 1000m² is applied to the calculation methodology for the 3,000m² lot.*

Despite providing for a mix of lot sizes to facilitate the range of residential uses sought after in the zone, this development would have the unintended consequence of triggering Impact Assessment.

The 'cap' is therefore proposed to be increased to 1500m² so that larger lots that support attached medium density housing types are still encouraged, while also discouraging subdivision proposals from using large 'balance lots' to achieve the minimum average lot size that could be further subdivided through subsequent development approvals. The proposed amendments to the master planning requirements will further support the achievement of housing diversity and lot mix in subdivisions.

State Interests

State Planning Policy 2017 – Housing supply and diversity

The State Interest identifies *Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes*. Specifically, State Interests (2), (3), and (4) are relevant to the proposed amendment.

The review of the master planning requirements in the planning scheme identified the Master Plan Areas Overlay Code and master planning requirements in the Reconfiguring a Lot Code operate well and do not require change.

The review of the reconfiguring a lot requirements identified ways to further incentivise the introduction of an improved mix of lot sizes without compromising the average lot size which is maintained unchanged. To do this, amendments are proposed to the Low-medium Density Residential Zone where the majority of greenfield growth occurs which:

1. Incentivise introducing larger lots into subdivision without triggering Impact Assessment through changes to how large lots are calculated in the minimum average lot size of a development;
2. Including assessment benchmarks which seek for a 'scattering' of small lots at the minimum lot size, and large lots above 1,200m² to be provided in a subdivision where more than 10 lots are created.

The proposed amendments directly respond to the State Interest through supporting an appropriate mix of lot sizes, and facilitating the development of residential development in areas that are accessible and well-connected to services, employment and infrastructure.

State Planning Policy – Development and Construction

State Interest (4) requires that an appropriate mix of lot sizes and configuration for residential development is provided for.

The proposed amendments to the Low-medium Density Residential Zone Code and Reconfiguring a Lot

Code for larger subdivision to increase diversity of lot sizes (both larger lots and smaller lots) directly respond to the State Interest through seeking an improved variety of lot sizes in larger residential subdivision.

Proposed Changes

1. In Part 6 Zones, Section 6.2.9 Low-medium Density Residential Zone Code, amend Overall outcome (e) as shown below:
 - e. Lot design:
 - i. supports low-medium density residential living; ~~and~~
 - ii. in larger subdivisions, includes a diverse mix of lot sizes including smaller lots and significantly larger lots; and
 - iii. complies with the requirements relevant to the Low-medium Density Residential Zone of Table 9.4.6.3.2 - Minimum Lot Size and Design.
2. In Part 6 Zones, Section 6.2.9 Low-medium Density Residential Zone Code, amend Table 6.2.9.3.2 as shown below:

Table 6.2.9.3.2 – Assessable Development

Performance Outcomes	Acceptable Outcomes
PO9 Reconfiguring a lot: <ol style="list-style-type: none"> 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. <u>where involving larger subdivisions, includes a diverse mix of lot sizes, including both smaller lots and significantly larger lots;</u> 3. supports low-medium density residential living; and 4. complies with the minimum lot size in Table 9.4.6.3.2 - Minimum Lot Size and Design. 	AO9 No Acceptable Outcome is prescribed.

3. In Part 9 Development Codes, Section 9.4.6 Reconfiguring a Lot Code, amend AO15 and AO17 in Table 9.4.6.3.1 as shown below:

Table 9.4.6.3.1 – Assessable Development

Performance Outcomes	Acceptable Outcomes
PO15 Residential subdivisions creating 10 or more lots vary lot sizes to facilitate a diverse mix of lot sizes and housing types.	AO15 No acceptable outcome is provided. <ol style="list-style-type: none"> 1. <u>In the Low-Medium Density Residential Zone and where creating 10 or more lots, the following minimum percentages of lot sizes apply:</u> <ol style="list-style-type: none"> a. <u>10% of new lots at the minimum lot size;</u> and b. <u>10% of new lots equal to, or greater than 1,200m².</u>

Performance Outcomes	Acceptable Outcomes
	2. In any other zone, no acceptable outcome is prescribed.
PO16 Industrial subdivisions creating 5 or more lots vary lot sizes to facilitate a diverse mix of lot sizes.	AO16 No acceptable outcome is prescribed.
PO17 Smaller lots are: 1. distributed amongst larger lots to avoid a concentration of small lot housing; 2. located within close proximity to public open space.	AO17.1 Where proposed as part of larger residential subdivisions, lots below 600m² do not make up more than 15% of the total number of lots. AO17.2 Lots below 500m ² are located within 300m of existing or proposed public open space.

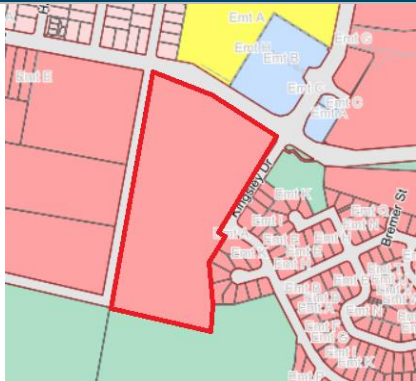

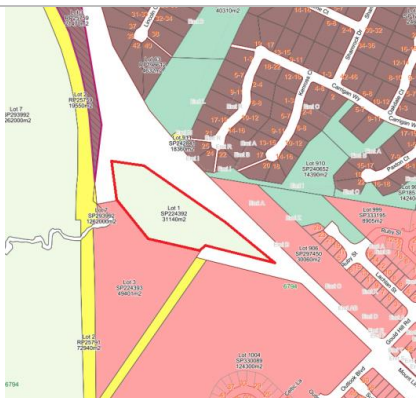


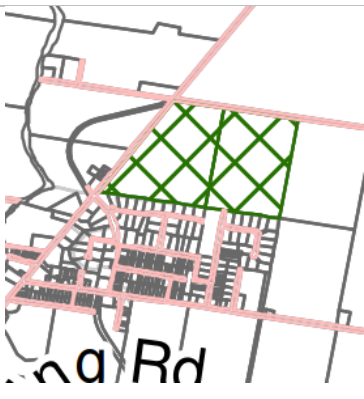


4. In Part 9, Development Codes, amend Section 9.4.6 Reconfiguring a Lot Code, amend Table 9.4.6.3.1 – Assessable Development, PO22 as shown below:

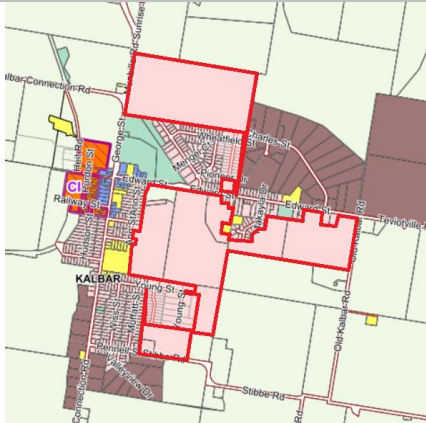

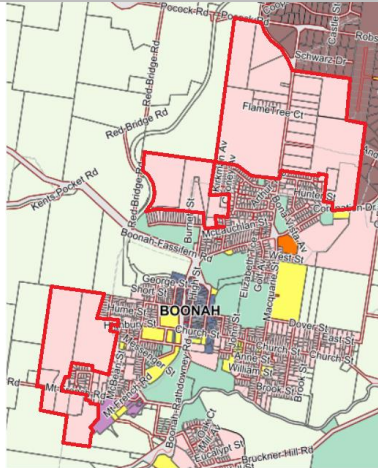
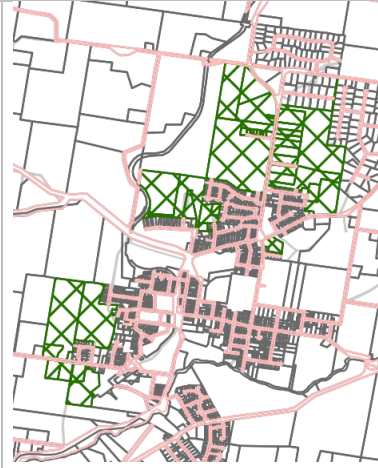
Table 9.4.6.3.1 - Assessable Development

Performance Outcomes	Acceptable Outcomes
Master Planning Requirements	
PO22 Master planning is undertaken for reconfiguring a lot where the total potential site yield is 25 ¹⁰ or more lots. The master plan (which is to address the whole site) provides for: 1. best practice site planning, development layout, and building design; 2. an efficient and affordable infrastructure network; 3. the sequencing and orderly staging of development; 4. neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation; 5. the incorporation of best practice water sensitive urban design principles; 6. identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses; 7. mitigation of conflict with potentially incompatible uses (e.g. commercial/residential); 8. a safe, attractive and integrated street network based on the grid street pattern that maximises permeability, legibility, accessibility and street tree plantings; 9. the integration with adjoining urban areas in the locality;	AO22 No acceptable outcome is prescribed. Note - To demonstrate compliance with this outcome, a master plan is prepared in accordance with Planning Scheme Policy 3 - Preparing Master Plans for Development Applications.

Performance Outcomes	Acceptable Outcomes
Master Planning Requirements	
<p>10. residential development (where consistent with the intent of the zone) where:</p> <ul style="list-style-type: none"> a. the siting of dwellings takes advantage of local micro-climate benefits to promote the construction of energy efficient buildings and adequate solar access; b. a wide range of housing types, densities and lot sizes are provided; and c. smaller lots adjacent to areas of open space, community and recreation facilities are provided; and <p>11. development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space.</p> <p>Note - Total potential site yield is the total number of lots that could be obtained on a site and is calculated using the minimum lot size requirements. A site that could ultimately achieve 100 lots but involves an application for a first stage of 9.29 lots is still required to submit a Master Plan as the total potential site yield is above 10.25 (i.e. total potential site yield is 100 in this instance).</p>	

5. Amend the following maps under Schedule 2 Mapping - SC2.5 Overlay Maps, to update the **Master Plan Areas** layer to include the below listed properties:
- OM-11.1 Master Plan Areas Overlay
 - OM-11.2 Master Plan Areas Overlay
 - OM-11.4 Master Plan Areas Overlay
- (Refer to Attachment 2 for draft zone maps)

Property Description	Address	Current Zone Mapping (30.06.2023) identifying additional lots for Master Plan Area	Proposed Master Plan Area
Lot 100 RP910561	Cnr Beaudesert- Nerang Road and Kingsley Drive BEAUDESERT		
Lot 1 SP224392	Mt Lindsay Highway GLENEAGLE		
Lot 158 MAR617	67-133 Dunns Avenue HARRISVILLE		
Lot 162 CC3601	60 North Street HARRISVILLE		
Lot 2 RP21094	20 Charles Street KALBAR		
Lot 3 SP143173	42 Edward Street KALBAR		
Lot 13 SP173813	19 Edward Street KALBAR		
Lot 21 SP285715	Makayla Drive KALBAR		

Property Description	Address	Current Zone Mapping (30.06.2023) identifying additional lots for Master Plan Area	Proposed Master Plan Area
Lot 3 SP298633 KALBAR Lot 2 RP198732 KALBAR Lot 38 SP334831 KALBAR Part Lot 2 RP21105 KALBAR Lot 3 RP21103 KALBAR Lot 58 RP21120 KALBAR Lot 59 RP21120 KALBAR Lot 2 RP124791 KALBAR	Edward Street KALBAR 55B Edward Street KALBAR 8 Young Drive KALBAR Stibbe Road KALBAR 1 Stibbe Road KALBAR Edward Street KALBAR No road frontage KALBAR 4-10 Ann Street KALBAR		
Lot 6 RP880276 HOYA Lot 3 RP880276 HOYA Lot 2 RP880276 HOYA Lot 1 RP175252 BOONAH Lot 2 RP175270 BOONAH Lot 1001 SP334754 BOONAH Lot 1000 SP334754 BOONAH Lot 44 SP218687 BOONAH QLD Lot 1 RP140139 BOONAH QLD Lot 2 RP140139 BOONAH Lot 3 RP140139 BOONAH Lot 4 RP140139 BOONAH Lot 5 RP140139 BOONAH Lot 3 RP195339 BOONAH Lot 4 RP195339 BOONAH Lot 5 RP195339 BOONAH Lot 2 RP167681 BOONAH Lot 21 SP260426 BOONAH Lot 1 SP159045 Mt French Road BOONAH Lot 3 SP159045 Mt French Road BOONAH Lot 2 RP162912 Road DUGANDAN	3 Pocock Road HOYA 1 Pocock Road HOYA 119 Hoya Road HOYA 107 Hoya Road BOONAH 49 Hoya Road BOONAH Hoya Road BOONAH Vogel Street BOONAH 12-16 Vogel Street BOONAH QLD 94 Hoya Road BOONAH QLD 90 Hoya Road BOONAH 80 Hoya Road BOONAH 74 Hoya Road BOONAH Hoya Road BOONAH 112 Hoya Road BOONAH 106 Hoya Road BOONAH Hoya Road BOONAH 122 Hoya Road BOONAH Edward Street BOONAH 100 Mt French Road BOONAH Mt French Road BOONAH 115 Mt French Road DUGANDAN		

Property Description	Address	Current Zone Mapping (30.06.2023) identifying additional lots for Master Plan Area	Proposed Master Plan Area
Lot 1 RP162912	99 Mt French Road DUGANDAN		
Lot 1 RP154132	35 Mt French Road DUGANDAN		
Lot 2 RP154132	33 Mt French Road DUGANDAN		
Lot 1 RP98207	10 Red Bridge Road BOONAH		
Lot 28 RP851295	Burnett Street BOONAH		
Lot 27 RP851295	No road frontage BOONAH		
Lot 2 RP112146	13A Alexander Street BOONAH		
Lot 12 SP291062	19 Alexander Street BOONAH		
Lot 11 SP291062	18 Alexander Street BOONAH		
Lot 1 SP242370	16 Flame Tree Court BOONAH		
Lot 2 SP242370	14 Flame Tree Court BOONAH		
Lot 3 SP242370	12 Flame Tree Court BOONAH		
Lot 4 SP242370	10 Flame Tree Court BOONAH		
Lot 5 SP242370	8 Flame Tree Court BOONAH		
Lot 6 SP242370	6 Flame Tree Court BOONAH		
Lot 7 SP242370	4 Flame Tree Court BOONAH		
Lots 8 SP242370	105 Hoya Road BOONAH QLD		

6. In Part 9 Development Codes, Section 9.4.6 Reconfiguring a Lot Code, amend Table 9.4.6.3.2 as shown below:

Table 9.4.6.3.2 – Minimum Lot Size and Design

Zone	Minimum Lot Size
Low-medium Density Residential Zone	<ol style="list-style-type: none"> 1. Minimum 450m² exclusive of access strip or access easement for rear lots; and 2. Minimum average lot size not less than 700m². <p>Note: Any lots over 4000m² <u>1,500m²</u> are counted as 4000m² <u>1,500m²</u> when calculating the minimum average lot size of a development.</p>

Item 4: Amendments to encourage Retirement and Residential Care Facilities at Tamborine Mountain

Summary

Amendment to the Table of Assessment for the Rural Residential Zone to allow development applications for combined Retirement Facility and Residential Care Facility to be Impact assessable and 'consistent' in the zone at 30 Kidd Street, 24-34 Macdonnell Road, 2-10 Cook Road and 126 Long Road at Tamborine Mountain.

Explanation

Council's Growth Management Strategy identified that *'an assessment of future housing needs has indicated that there is a need to plan for more retirement facilities and residential aged care facilities to support an increasing ageing population to have access to this housing type in the local area and provide the ability to continue to live locally, or "age-in-place".'*

Note: Under Schedule 1 of the Scenic Rim Planning Scheme 2020, Retirement facilities and Residential Aged Care are defined as follows:

- **Retirement facility** - means a residential use of premises for—
 - a. accommodation for older members of the community, or retired persons, in independent living units or serviced units; or
 - b. amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).*Examples include retirement village*
- **Residential care facility** - means the use of premises for supervised accommodation, and medical and other support services, for persons who—
 - a. can not live independently; and
 - b. require regular nursing or personal care.*Examples of a residential care facility include convalescent home, nursing home*

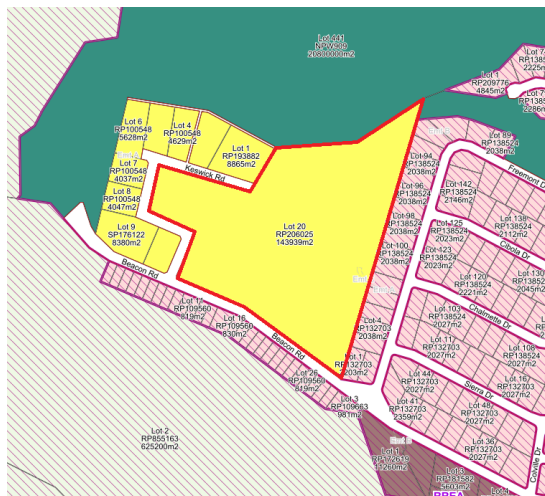
Council's Growth Management Strategy also identified that:

'Based on the projected increase in the number of older persons living on Tamborine Mountain to 2041 and the current lack of appropriate housing supply to meet these needs, a small number of key land parcels have been identified as being suitable to accommodate residential care facilities or retirement facilities. A variety of planning mechanisms could be applied to encourage this type of development to fulfill this identified housing need and enable opportunities to 'age in place', including amendments to the Scenic Rim Planning Scheme 2020, infrastructure offsets or financial incentives.'

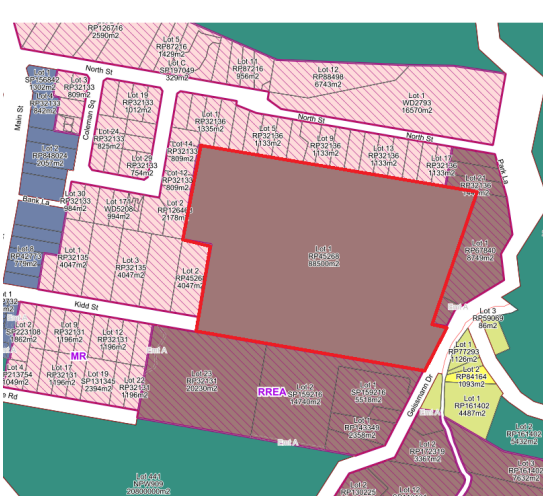
Therefore, a key strategy was identified to:

- *Identify and encourage development of Retirement Facilities and Residential Care Facilities at suitable locations. Identified locations include:*
 - Lot 20 RP206025, 209-247 Beacon Road
 - Lot 1 RP45268, 30 Kidd Street
 - Lot 16 RP32167, 24-34 Macdonnell Road and Lot 4 SP145316, 2-10 Cook Road; and
 - Lot 7 SP341940, 126 Long Road
- *Consider other incentive mechanisms such as reduced levels of assessment, infrastructure charge reductions to encourage development of Residential Care Facilities and Retirement Facilities at the abovementioned locations.*

The below maps identify each abovementioned location:



Current Zoning for Lot 20 RP206025 - 209-247 Beacon Road
(Community Facilities Zone)



Current Zoning for Lot 1 RP45268 - 30 Kidd Street
(Rural Residential Zone - no precinct)



**Current Zoning for Lot 16 RP32167, 24-34 Macdonnell Road
and Lot 4 SP145316 2-10 Cook Road
(Rural Residential Zone)**

Current Zoning for Lot 7 SP341940, 126 Long Road
(Rural Residential, Minor Tourism and Community
Facilities Zone)

A detailed review was undertaken for the identified sites. The review considered potential market saturation of the intended housing product, zoning, site constraints, proximity to amenity and services, and land fragmentation.

Through this lens, it was determined that Lot 20 RP206025, 209-247 Beacon Road is inappropriately located for Retirement and Residential Care Facilities because it is located outside a convenient distance to services and amenities.

The zoning of the remaining 4 properties is Rural Residential (where no precinct applies), with the exception of 126 Long Road, which is split zoned Rural Residential Zone, Minor Tourism Zone and Community Facilities Zone. Amendments regarding the Retirement Facility and Residential Care Facility will be facilitated in the Rural Residential Zone only, and will not apply to the Minor Tourism or Community Facilities Zoned part of 126 Long Road.

The purpose of the Rural Residential Zone is to *provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. A rezoning of the four properties (for example to Low Density Residential Zone) is not proposed given the range of additional land uses and subdivision expectations such zoning would allow, and could potentially compromise the facilitation of providing a Retirement Facility and Residential Care Facility in these localities. Also, all lands do not have access to the water and wastewater network.

It is also worth noting that the application will be required to be a combined development for both Retirement Facility and an Residential Care Facility. This is to specifically target the ability to continue to live locally or 'age in place' on Tamborine Mountain.

Therefore, to encourage Retirement and Residential Care Facilities on Tamborine Mountain, it is proposed to allow a development application for combined Retirement Facility and Residential Care Facility on Rural residential land at 30 Kidd Street, 24-34 Macdonnell Road, 2-10 Cook Road and/or 126 Long Road to be Impact assessable and a 'potentially consistent use' in the Rural Residential Zone.

Impact assessment is considered to be an appropriate level of assessment in this location as:

- it acknowledges the rural residential zoning and the typical development expected in this zone;
- the nature of the land and local context makes it difficult to provide a code that guides density and design outcomes and impact assessment provides the ability to provide an outcome for development that is reflective of the unique setting and constraints;
- a high level of amenity and character expected in the Tamborine Mountain locality;
- infrastructure limitations (no reticulated water and wastewater network); and
- the community would have the opportunity to make a submission about the proposed development.

State Interests

SEQ Regional Plan 2023

The Regional Plan, Part A – Goal 1: Grow, Outcome 4.2 requires *support and promote accessible, safe, secure and affordable housing choice for people with disability and older people*.

Tamborine Mountain has an average age of residents which is significantly higher than the Scenic Rim LGA, and a current lack of appropriate housing supply to meet the needs of these older persons. The proposed amendment supports additional opportunities for housing choice for older persons in Retirement Facilities and Residential Care Facilities at locations which are accessible within Tamborine Mountain.

State Planning Policy 2017 – Housing supply and diversity

The State Interest identifies *Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes*. Specifically, State Interests (2), (3), and (4) are relevant to the proposed amendment.

Identification of additional locations for Retirement Facilities and Residential Care Facilities in Tamborine Mountain where there is a current lack of appropriate housing supply for older persons facilitates development to address the current and projected demographic profile of the area and supports housing for seniors and people requiring assisted living.

State Planning Policy – Liveable Communities

State Interest (2) requires communities lifestyle needs to be facilitated by a mix of land uses that meet the needs of the diverse demographic needs of the community and consolidating urban development in and around existing settlements.

Identification of additional locations for Retirement Facilities and Residential Care Facilities in Tamborine Mountain where there is a current lack of appropriate housing supply for older persons facilitates development to address the diverse demographic profile of the community. The identified locations are well located in a convenient location close to services and amenities.

Proposed Changes

1. In Part 3 Strategic Framework, amend the paragraphs relating to residential care facilities in Section 3.4 Communities and Character, 3.4.1 Strategic Intent - Housing Supply and Affordable Living as shown below:

The changing demographic needs of the community are catered for through the provision of diverse housing types, densities and lot sizes. Housing choice is facilitated at densities consistent with the intent of the zone, responsive to the housing needs of the community and includes the provision of Residential care facilities and Retirement facilities at accessible and well serviced locations.

In the Tamborine Mountain Community, the establishment of large scale Retirement facilities and Residential care facilities is only supported in the Urban Footprint and in close proximity to services and community infrastructure.

Land identified to potentially achieve this outcome includes:

- Lot 1 RP45268, 30 Kidd Street;
- Lot 16 RP32167, 24-34 Macdonnell Road;
- Lot 4 SP145316, 2-10 Cook Road; and
- Lot 7 SP341940, 126 Long Road.

Any new Retirement or Residential care facilities at these locations must be sensitively designed to account for:

- the lack of reticulated water and wastewater;
- a design that responds to the existing neighbourhood character and impacts on neighbouring premises;
- integration of Retirement facilities and Residential care facilities to support 'ageing in place';
- providing access to a range of suitable services to support the needs of residents; and
- impacts on the local road and footpath network from increased traffic and pedestrian movements.

~~Residential care facilities and Retirement facilities are supported to service the care and accommodation needs of aged persons on the Tamborine Mountain plateau where:~~

- ~~1. located in the urban footprint and in close proximity to services and facilities;~~
- ~~2. of a low density and small in scale; and~~
- ~~3. involving a low-rise built form designed to integrate with the natural and landscape values of the land.~~

~~The establishment of large-scale Retirement facilities and Residential care facilities are not supported in the Tamborine Mountain Community due to their inconsistency with the prevailing low intensity development pattern of the area and limited infrastructure availability.~~

~~Retirement facilities and other similar high density residential developments are established in localities that have~~

~~access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale and intensity does not detrimentally impact the communities in which they are located.~~

Affordable living opportunities involving Dwelling houses on smaller lots, Dual occupancies and Multiple dwellings are provided within the Low and Low-medium density residential zoned areas where they have convenient access to employment and social and community infrastructure and facilities. The facilitation of Dual occupancies, Dwelling units and secondary dwellings throughout the region, where consistent with the intent of the zone, further contributes to the diversification of housing types and affordable living opportunities to cater for the region's changing demographics.

2. In Part 3 Strategic Framework, amend the statements relating to residential care facilities in Section 3.4 Communities and Character, 3.4.2 Strategic Outcomes, Element - Housing Supply, Form, Diversity and Affordable Living as shown below:

Element	Strategic Outcome
<i>Housing Supply, Form, Diversity and Affordable Living</i>	<ol style="list-style-type: none"> 1. Urban development is contained within the Urban Areas identified on Strategic Framework Map SFM-01: Communities and Character. 2. Master planning is undertaken for development of land identified on: <ol style="list-style-type: none"> a. Master Plan Areas Overlay OM-11; or b. for reconfiguring a lot where the total potential site yield is 25 or more lots. 3. Master planning provides for: <ol style="list-style-type: none"> a. best practice site planning, development layout, and building design; b. an efficient and affordable infrastructure network; c. the sequencing and orderly staging of development; d. neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation; e. the incorporation of best practice water sensitive urban design principles; f. identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses; g. mitigation of conflict with potentially incompatible uses (e.g. commercial/residential); h. a safe, attractive and integrated street network based on a grid street pattern that maximises permeability, legibility, accessibility and street tree plantings; i. the integration with adjoining urban areas in the locality; j. residential development (where consistent with the intent of the zone) where: <ol style="list-style-type: none"> i. the siting of dwellings takes advantage of local micro-climate benefits to promote the construction of energy-efficient buildings and adequate solar access; ii. a wide range of housing types, densities and lot sizes are provided; and iii. smaller lots adjacent to areas of open space, community and recreation facilities are provided. 4. Built form, street design and lot configurations allow for diverse and attractive buildings and contribute to a modern country town atmosphere. 5. Retirement facilities and other similar high density residential developments are established in localities that have access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale and intensity does not detrimentally impact the communities in which they are located. A Social Impact Assessment is undertaken to demonstrate the achievement of this Outcome. 6. In the Tamborine Mountain Community, the establishment of large scale Retirement facilities and Residential care facilities is only supported in the

Element	Strategic Outcome
	<p><u>Urban Footprint and in close proximity to services and community infrastructure.</u></p> <p><u>Land identified to potentially achieve this outcome includes:</u></p> <ul style="list-style-type: none"> <u>Lot 1 RP45268, 30 Kidd Street;</u> <u>Lot 16 RP32167, 24-34 Macdonnell Road;</u> <u>Lot 4 SP145316, 2-10 Cook Road; and</u> <u>Lot 7 SP341940, 126 Long Road.</u> <p><u>Any new Retirement or Residential care facilities at these locations must be sensitively designed to account for:</u></p> <ul style="list-style-type: none"> <u>the lack of reticulated water and wastewater;</u> <u>a design that responds to the existing neighbourhood character and impacts on neighbouring premises;</u> <u>integration of Retirement facilities and Residential care facilities to support 'ageing in place';</u> <u>providing access to a range of suitable services to support the needs of residents; and</u> <u>impacts on the local road and footpath network from increased traffic and pedestrian movements.</u> <p>7. Residential care facilities and Retirement facilities are supported to service the care and accommodation needs of aged persons on the Tamborine Mountain plateau where:</p> <p>a. located in the urban footprint and in close proximity to services and facilities, and are of a low density and small in scale; and</p> <p>b. involving a low rise built form designed to integrate with the natural and landscape values of the land.</p> <p>8. Large scale Retirement facilities and Residential care facilities are not supported in the Tamborine Mountain Community due to their inconsistency with the prevailing low intensity development pattern and character of the area and the limited infrastructure availability such as reticulated water supply and sewerage networks.</p>

3. In Part 5 Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, 5.5.16 Rural Residential Zone, amend Table 5.5.16.1 to insert new categories of development and assessment, and assessment benchmarks, as shown below:

Table 5.5.16.1 – Rural Residential Zone – (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<u>Residential Care Facility</u>	<u>Impact Assessment</u>	
	<p><u>If:</u></p> <ol style="list-style-type: none"> <u>combined with a Material Change of Use development application for Retirement Facility; and</u> <u>located on:</u> <ol style="list-style-type: none"> <u>Lot 1 RP45268;</u> <u>Lot 7 SP341940;</u> 	<u>The Planning Scheme</u>

	c. Lot 16 RP32167; or d. Lot 4 SP145316.	
Retirement Facility	Impact Assessment	
	If: 1. combined with a Material Change of Use development application for Residential Care Facility; and 2. located on: a. Lot 1 RP45268 b. Lot 7 SP341940; c. Lot 16 RP32167; or d. Lot 4 SP145316.	The Planning Scheme

4. In Part 6 Zones, Section 6.2.16 Rural Residential Zone Code, amend Overall Outcome (b) to insert a new point iii. as shown below and renumber remaining points:
2. The purpose of the Rural Residential Zone Code (Where no precinct applies) will be achieved through the following overall outcomes:
- b. Land uses:
- iii. [include a combined Residential care facility and Retirement facility located on Lot 1 RP45268, Lot 7 SP341940, Lot 16 RP32167 or Lot 4 SP145316 to meet the diverse housing needs of the Tamborine Mountain community and to support 'aging-in-place'.](#)
5. In Part 6 Zones, Section 6.2.16 Rural Residential Zone Code, amend Table 6.2.16.2.1. as shown below:

Table 6.2.16.2.1 – Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
Community residence Dual occupancy (on a lot 4000m2 or greater and where not located in the Tamborine Mountain Community) Dwelling house Home based business (if not involving Industrial activities other than minor industrial activities) Sales office	Dual Occupancy* Residential Care Facility (where combined with a Retirement Facility and located on Lot 1 RP45268, Lot 7 SP341940, Lot 16 RP32167 or Lot 4 SP145316) Retirement Facility (where combined with a Residential Care Facility and located on Lot 1 RP45268, Lot 7 SP341940, Lot 16 RP32167 or Lot 4 SP145316)

Item 5: Revised levels of assessment and policy for Residential Care Facilities and Retirement Facilities

Summary

Review of levels of assessment and policy for Residential Care Facilities and Retirement Facilities in relevant zones to ensure that the development of these uses is appropriately encouraged to meet the projected need for these uses. The relevant zones include:

- District Centre Zone;
- Low-Density Residential Zone (No precinct);
- Low-Medium Density Residential Zone;
- Major Centre Zone;
- Mixed Use Zone (No precinct);
- Township Zone (No precinct); and
- Township Zone (Township Residential Precinct).

Explanation

Council's Growth Management Strategy identified that *'an assessment of future housing needs has indicated that there is a need to plan for more retirement facilities and residential aged care facilities to support an increasing ageing population to have access to this housing type in the local area and provide the ability to continue to live locally, or "age-in-place"'*.

As such, the strategy identified a need to review the Planning Scheme to consider incentives to encourage development of Residential Care Facilities and Retirement Facilities.

The review has identified the opportunity to reduce levels of assessment for these land use activities in appropriately located zones across the Scenic Rim. Related changes to assessment benchmarks are also proposed.

State Interests

SEQ Regional Plan 2023

The Regional Plan, Part A – Goal 1: Grow, Outcome 4.2 requires *support and promote accessible, safe, secure and affordable housing choice for people with disability and older people*.

The proposed amendments support and promote housing choice for older people through reduced levels of assessment for Residential Care Facilities and Retirement Facilities in appropriately located zones and areas.

State Planning Policy 2017 – Housing supply and diversity

The State Interest identifies *Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes*. Specifically, State Interests (2), (3), and (4) are relevant to the proposed amendment.

Reducing levels of assessment for Retirement Facilities and Residential Care Facilities in identified zones supports development to address the current and projected demographic profile of the area and supports housing for seniors and people requiring assisted living.

State Planning Policy 2017 – Liveable Communities

State Interest (2) requires communities lifestyle needs to be facilitated by a mix of land uses that meet the needs of the diverse demographic needs of the community.

Reducing levels of assessment for Retirement Facilities and Residential Care Facilities in identified zones supports development to meet the needs of the community, including for older persons and people requiring assisted living.

Proposed Changes

1. In Part 5, Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, 5.5.3 District Centre Zone, amend Table 5.5.3.1 to insert new categories of development and assessment, and assessment benchmarks, as shown below:

Table 5.5.3.1 – District Centre Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<u>Residential Care Facility</u>	<u>Code Assessment</u>	
	<u>If not located on Tamborine Mountain</u>	<u>District Centre Zone Code</u> <u>Medium Density Residential Uses Code</u> <u>Earthworks, Construction and Water Quality Code</u> <u>Infrastructure Design Code</u> <u>Landscaping Code</u> <u>Parking and Access Code</u> <u>General Development Provisions Code</u>
<u>Retirement Facility</u>	<u>Code Assessment</u>	
	<u>If not located on Tamborine Mountain</u>	<u>District Centre Zone Code</u> <u>Medium Density Residential Uses Code</u> <u>Earthworks, Construction and Water Quality Code</u> <u>Infrastructure Design Code</u> <u>Landscaping Code</u> <u>Parking and Access Code</u> <u>General Development Provisions Code</u>

2. In Part 6 Zones, Section 6.2.3 District Centre Zone Code, amend Overall Outcome (b) to insert a new point iv. as shown below and renumber remaining points:
 2. The purpose of the District Centre Zone Code will be achieved through the following overall outcomes:
 - b. Land uses:
 - iv. [include Residential care facilities and Retirement facilities \(where not located on Tamborine Mountain\) to meet the diverse housing needs of the community and support 'aging-in-place'.](#)
3. In Part 6 Zones, Section 6.2.3 District Centre Zone Code, amend Table 6.2.3.2.1 as shown below:

Table 6.2.3.2.1 – Consistent Use and Potentially Consistent Uses in the District Centre Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
Community residence Dwelling unit (where located above the ground floor of a commercial activity or behind a commercial activity) Home based business (if not involving Industrial activities other than minor industrial activities) <u>Residential Care Facility (if not located on Tamborine Mountain)</u>	Multiple dwelling (where located above the ground floor of a commercial activity in the Boonah district centre) Rooming accommodation (where located above the ground floor of a commercial activity in the Boonah district centre)

Retirement Facility (if not located on Tamborine Mountain)	
----------------------------------------------------------------------------	--

4. In Part 5, Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change Use, 5.5.8 Low Density Residential Zone, amend Table 5.5.8.1 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
Residential Care Facility	Code Assessment	
	If involving 40 <u>20</u> bedrooms or less	Low Density Residential Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code
Retirement Facility	Code Assessment	
	If involving 40 <u>20</u> bedrooms or less	Low Density Residential Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code

5. In Part 6 Zones, Section 6.2.8 Low Density Residential Zone Code, amend Table 6.2.8.2.1 as shown below:

Table 6.2.8.2.1 – Consistent Use 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	
Community residence Dwelling house Dual occupancy Home based business (if not involving Industrial activities other than minor industrial activities) Sales office Multiple dwelling (where involving 3 dwelling units) Residential care facility (where involving 40 <u>20</u> bedrooms or less) Retirement facility (where involving 40 <u>20</u> bedrooms or less)	Multiple dwelling* Residential care facility* Retirement facility*

**other than as specified in column 1*

6. In Part 5, Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, 5.5.9 Low-medium Density Residential Zone, amend Table 5.5.9.1 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
Residential Care Facility	Code Assessment	
	If involving 10 bedrooms or less	Low-Medium Density Residential Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code
Retirement Facility	Code Assessment	
	If involving 10 bedrooms or less	Low-Medium Density Residential Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code

7. In Part 6 Zones, Section 6.2.9 Low-medium Density Residential Zone Code, amend Table 6.2.9.2.1 as shown below:

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

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

*other than as specified in column 1

8. In Part 5, Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, 5.5.10 Major Centre Zone, amend Table 5.5.10.1 to insert new categories of development and assessment, and assessment benchmarks, as shown below:

Table 5.5.10.1 – Major Centre Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	Code Assessment	
		Major Centre Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code
Retirement Facility	Code Assessment	
		Major Centre Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code

9. In Part 6 Zones, Section 6.2.10 Major Centre Zone Code, amend Overall Outcome 2.(b) to insert a new point iv. as shown below and renumber remaining points:
2. The purpose of the Major Centre Zone Code will be achieved through the following overall outcomes:
- b. Land uses:
- iv. [include Residential care facilities and Retirement facilities to meet the diverse housing needs of the community;](#)
10. In Part 6 Zones, Section 6.2.10 Major Centre Zone Code, amend Table 6.2.10.2.1. as shown below:

Table 6.2.10.2.1 – Consistent Use and Potentially Consistent Uses in the Major Centre Zone Code

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

11. In Part 5, Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, Section 5.5.13 Mixed Use Zone, amend Table 5.5.13.1 as shown below:

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	Code Assessment	
	Where involving 10 bedrooms or less	Mixed Use Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code
Retirement Facility	Code Assessment	
	Where involving 10 bedrooms or less	Mixed Use Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code

12. In Part 6 Zones, Section 6.2.13 Mixed Use Zone Code, amend Table 6.2.13.2.1 as shown below:

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

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

13. In Part 5, Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, Section 5.5.19 Township Zone, amend Table 5.5.19.1 & Table 5.5.19.2 as shown below:

Table 5.5.19.1 – Township Zone – (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	Code Assessment	
	If involving 40 20 bedrooms or less	Township Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code
Retirement Facility	Code Assessment	
	If involving 40 20 bedrooms or less	Township Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code

Table 5.5.19.2 – Township Zone – Township Residential Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	Code Assessment	
	If involving 40 20 bedrooms or less	Township Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code
Retirement Facility	Code Assessment	
	If involving 40 20 bedrooms or less	Township Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code

14. In Part 6 Zones, Section 6.2.19 Township Zone Code, amend Overall Outcome (b) for the Township Zone (Where no precinct applies) as shown below:

2. The purpose of the **Township Zone (where no precinct applies)** will be achieved through the following overall outcomes:

b. Land uses:

- ii. Include low density residential activities including Community residences, Dual occupancies, Dwelling houses, Dwelling units, small scale and low intensity Residential care facilities and Retirement facilities ~~(where involving 10 bedrooms or less)~~ and Home based businesses;

15. In Part 6 Zones, Section 6.2.19 Township Zone Code, amend Table 6.2.19.2.1 as shown below:

Table 6.2.19.2.1 – Consistent Use and Potentially Consistent Uses in the Township Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
Community residence	Dual occupancy*
Dual occupancy (on a minimum site area of 1,000m ² where connected to the reticulated sewerage network, otherwise a minimum site area of 4,000m ²)	Residential care facility*
Dwelling house	Retirement facility*
Dwelling unit	
Home based business (if not involving Industrial activities other than minor industrial activities)	
Residential care facility (if involving 10 <u>20</u> bedrooms or less)	
Retirement facility (involving 10 <u>20</u> bedrooms or less)	

* other than as specified in column 1

16. In Part 6 Zones, Section 6.2.19, amend Overall outcome (b) for the Township Zone – Township Residential Precinct as shown below:

6. The purpose of the **Township Zone - Township Residential Precinct** will be achieved through the following overall outcomes:

b. Land uses:

- iii. Include small scale and low intensity Residential care facility ~~(where involving 10 bedrooms or less)~~ and Retirement facility ~~(where involving 10 bedrooms or less)~~ that:
 - A. are compatible with the character of the precinct;
 - B. complements the height and scale of adjoining development; and
 - C. are located in areas that are well serviced and are highly accessible;

17. In Part 6 Zones, Section 6.2.19 Township Zone Code, amend Table 6.2.19.2.2 as shown below:

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
Community residence Dual occupancy (on a 1,000m ² or greater lot where connected to the reticulated sewerage network, otherwise a minimum site area of 4,000m ²) Dwelling house Home based business (if not involving Industrial activities other than minor industrial activities) Residential care facility (if involving 40 20 bedrooms or less) Retirement facility (involving 40 20 bedrooms or less)	Dual occupancy* Residential care facility* Retirement facility*

* other than as specified in column 1

18. In Part 9 Development Codes, Section 9.3.12 Medium Density Residential Uses Code, amend Table 9.3.12.3.1 to add new Performance Outcomes as shown below, and renumber the remaining sections:

Table 9.3.12.3.1 - Criteria for Assessable Development - Multiple dwelling, Residential Care Facility, Retirement Facility and Rooming Accommodation

Performance Outcomes	Acceptable Outcomes
<p>PO14 <u>A Social Impact Assessment demonstrates that a proposed Retirement Facility or Residential Care Facility of more than 20 bedrooms:</u></p> <ol style="list-style-type: none"> <u>is established in a location that enables residents and employees access to an appropriate level of services and infrastructure; and</u> <u>is of a scale and intensity that does not detrimentally impact the community in which it is located.</u> <p><u>Note - The preparation of a Social Impact Assessment by a suitably qualified professional is the method required to demonstrate the achievement of this outcome.</u></p>	<p>AO14 <u>Retirement Facilities and Residential Care Facilities of more than 20 bedrooms are supported by a Social Impact Assessment which provides a detailed assessment of social and health impacts of the development, along with strategies to mitigate potential negative impacts and enhance positive impacts and mechanisms to monitor the effectiveness of the strategies.</u></p>

Item 6: Additional assessment benchmarks to address visual impacts of retaining walls and usable development area

Summary

Amendment to the Reconfiguring a Lot Code to include additional outcomes to ensure retaining walls in new subdivisions are designed to minimise visual impacts and to ensure minimum dimensions to support buildings are achieved where any cutting, filling, retaining walls and earthworks are required.

Explanation

Additional Performance Criteria and Acceptable Outcomes are proposed to the provisions for retaining walls and earthworks in the Reconfiguring a Lot Code to support improved design outcomes for new subdivisions which result in retaining walls.

State Interests

Not applicable.

Proposed Changes

1. In Part Reconfiguring a Lot Code, amend the outcomes for earthworks and retaining walls in Table 9.4.6.3.1 – Assessable Development as shown below:

Table 9.4.6.3.1— Assessable Development

Performance Outcomes	Acceptable Outcomes
Earthworks and Retaining Walls	
PO13 Reconfiguring a lot and associated operational work is designed to minimise the need for earthworks, retaining walls and batters.	AO13 No acceptable outcome is prescribed.
PO14 Where unavoidable, development ensures that batter slopes and retaining walls: <ol style="list-style-type: none"> 1. do not encroach onto, or impact upon, an adjoining property or public place; 2. <u>are designed to manage stormwater effectively on the site;</u> 3. <u>can be easily accessed and maintained by the owner; and</u> 4. are located wholly within the lot receiving the benefit of the structure; 5. <u>are designed to soften the visual impact on the public realm; and</u> 6. <u>do not prevent the development of the lot from achieving the built form requirements of the planning scheme.</u> 	AO14.1 Development provides that batter slopes and retaining walls: <ol style="list-style-type: none"> 1. are not located within existing or proposed road reserves or other public purpose land; 2. must not encroach onto any adjoining property or public place; 3. <u>result in a maximum vertical dimension or minimum horizontal dimension of 1m for either:</u> <ol style="list-style-type: none"> a. <u>a single level change; or</u> b. <u>any step in a series of level changes;</u> 4. are set back a minimum distance of 0.6 metres from a boundary (including both the top and toe of a retaining wall or batter slope) 5. must drain discharge to the street or other legal point of discharge; 6. <u>where facing the public realm, use design techniques to minimise visual impacts, including colours, materials, textures, planting, screening and tiering; and</u>

	<p>7. do not impose loading on any adjoining structures, including underground utility services.</p>
	<p>AO14.2 Development ensures that a minimum rectangle dimension of 10x15 metres is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site.</p>

Item 7: Removal of Temporary Use provisions for Tourist Parks involving camp sites

Summary

Amendment to Table 1.7.1.1 Temporary Uses to remove the provisions for Tourist Parks involving camp sites to operate as a temporary use.

Explanation

The amendment proposes to remove the temporary use parameters for Tourist Parks operating in the Rural Zone. Recent bushfire and flood events in the region have highlighted the risks associated with the activity occurring in natural hazard areas and the development of the activity should assess this risk as part of a Development Application where the land is affected by Overlays. Tourist Parks in Flood, Bushfire and Steep Slope/Landslide Hazard areas trigger code assessment against the planning scheme.

All camp sites must be licensed under the Subordinate Local Law No. 1.6 (Operation of Camping Grounds) 2011.

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

1. State Planning Policy - Natural hazards, risk and resilience:

Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas:

- (a) avoids the natural hazard area; or
- (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.

Development in natural hazard areas:

- (a) supports, and does not hinder disaster management capacity and capabilities
- (b) directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties
- (c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard
- (d) maintains or enhances the protective function of landforms and vegetation that can

mitigate risks associated with the natural hazard.

2. State Planning Policy - Infrastructure integration

Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.

Proposed Changes

- In Part 1, Section 1.7 Local Government Administrative Matters, 1.7.1 Temporary Uses, amend the table information for *Tourist Park* and include new information for a *Function Facility* as shown below:

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
Tourist park	If in the Rural Zone; 1. for no more than 7 camp sites to a maximum of 20 persons; and 2. the camp sites are located not less than 200 metres from a dwelling not on the development site.	20 days per calendar year
	If in conjunction with a: 1. Educational establishment; or 2. Place of worship; or 3. recreational activity.	14 days per calendar year

Item 8: Clarification of assessment benchmarks for Building Work

Summary

Amendment to Table of Assessment for Building Work and the Table of Assessment for Overlays for development involving Building Work in natural hazard areas and on land in regional infrastructure corridors and buffer areas.

Explanation

The amendment updates the Table of Assessment for Building Work and the Table of Assessment for Overlays to clarify where building work that is not associated with a Material Change of Use triggers Code Assessment.

This amendment ensures that a consistent policy applies for development involving carports and sheds in flood and landslide hazard areas, as well as on land in regional infrastructure corridors and buffer areas.

In particular, the amendment will ensure that buildings in a flood and landslide hazard /steep slope area respond to the risk of flooding and ensure the design, built form and materials stored on site do not increase the potential for damage on the site or to other properties.

In relation to the protection of regional infrastructure corridors, the amendment will ensure that development is located and constructed to avoid compromising the efficiency, integrity, operation and maintenance of existing and planned Regional Infrastructure.

State Interests

State Planning Policy - Natural hazards, risk and resilience:

Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas:

- (a) avoids the natural hazard area; or*
- (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.*

Development in natural hazard areas:

- (a) supports, and does not hinder disaster management capacity and capabilities*
- (b) directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties*
- (c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard*
- (d) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.*

State Planning Policy - Infrastructure integration

Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.

Proposed Changes

1. Amend Part 5, Section 5.7 Categories of Development and Assessment - Building Work as shown below:

5.7 Categories of Development and Assessment - Building Work

~~There is no building work regulated by the planning scheme.~~ [Table 5.7.1 identifies the categories of assessment for carrying out building work.](#)

Editor's note - The [above](#) levels of assessment [in Table 5.7.1](#) apply unless [an overlay further changes the category of assessment or as](#) otherwise prescribed in the Act or the Regulation.

Table 5.7.1 - All Zones

Building work	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Building Work	Accepted	
		Not applicable

2. Amend Table 5.10.1 in Part 5, Section 5.10 Categories of Development and Assessment - Overlays, where an overlay applies to development involving building work:

- if a local utility;
- in the Flood Hazard Overlay;
- in the Landslide Hazard and Steep Slope Overlay; and
- in the Regional Infrastructure Overlay.

Note - all other categories of development and assessment for development in Table 5.10.1 remain unchanged.

Table 5.10.1 - Overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Overlays		
Material Change of Use if a local utility. Reconfiguring a Lot if a local utility. Operational Work if a local utility. Building Work if a local utility. <i>Note - If not a local utility, the category of assessment identified for each Overlay below applies.</i>	Accepted	Not applicable
Flood Hazard Overlay Flood Hazard Overlay Map – Hazard Area OM-06-A		
Building work not associated with Material Change of Use in a Flood Hazard Area	Code assessment	Flood Hazard Overlay Code
Landslide Hazard and Steep Slope Overlay Landslide Hazard and Steep Slope Overlay Map – Steep Slope OM-07-A		
Building work not associated with a Material Change of Use in a Steep Slope Area if in an area up to a 25% Slope Hazard	Accepted subject to requirements	Landslide Hazard and Steep Slope Overlay Code
Building work not associated with a Material Change of Use in a Steep Slope Area if not Accepted development above	Code assessment	Landslide Hazard and Steep Slope Overlay Code
Landslide Hazard and Steep Slope Overlay Landslide Hazard and Steep Slope Overlay Map – Landslide Hazard Area OM-07-B		
Building Work not associated with a Material Change of Use in a Landslide Hazard Area	Code assessment	Landslide Hazard and Steep Slope Overlay Code
Regional Infrastructure Overlay Regional Infrastructure Overlay Map - Water and Wastewater Infrastructure OM-09-A and Regional Infrastructure Overlay Map - Electricity, Roads and Rail Infrastructure OM-09-B		
Building work not associated with a Material Change of Use: 1. in the Major Electricity Infrastructure Buffer Area; 2. on a lot impacted by the Road Investigation Corridor; or 3. in the Rail Buffer Area.	Code assessment	Regional Infrastructure Overlay Code

Item 9: Amendment to increase the maximum Gross Floor Area for Roadside Stalls

Summary

Amendment to increase the use area for a Roadside Stall in the Acceptable Outcome related to the scale of the development.

Explanation

The amendment proposes to increase the Gross Floor Area of a roadside stall from 9m² to 12m² and also provide allowance for stalls that are not conducted within a building or structure. The change is made in response to feedback from local roadside stall operators and a comparison of other requirements in Southeast Queensland and New South Wales.

State Interests

Not applicable.

Proposed Changes

In Part 9, 9.3.13 Roadside Stalls Code, amend AO2.1 in Table 9.3.13.3 as shown below:

Performance Outcomes	Acceptable Outcomes
Scale	
PO2 A Roadside stall is: <ol style="list-style-type: none"> 5. small-scale; and 6. visually integrates with the surrounding area. 	AO2.1 A Roadside stall is fully located within the site and has a total development footprint (excluding on-site parking, access and maneuvering areas) of no more than 9m². <u>The gross floor area of the stall is no more than 12m².</u> OR <u>If the stall is not operated within a building or structure, the total area used for sales and storage is no more than 12m².</u>
	AO2.2 A maximum of 2 advertising devices are associated with the use.
	AO2.3 Each advertising device associated with the use: <ol style="list-style-type: none"> 1. has a maximum sign face area of 1m²; 2. is located on the same site as the Roadside stall; 3. is not illuminated, flashing, moving, rotating or reflective; 4. is written so as to be easily read by motorists with lettering at least 150 millimetres in height; and 5. must not imitate a traffic control device.
	AO2.4 The majority of goods sold from the Roadside stall are grown or produced on the site.
	AO2.5 A Roadside stall is not artificially illuminated.

Item 10: Amendment to level of assessment for development involving more than 6 tourist cabins in the Rural Zone

Summary

Amendment to reduce the number of cabins that can be Code Assessable in the Rural Zone from 25 cabins to 6 cabins.

Explanation

This amendment proposes to amend the level of assessment for cabins as part of a Tourist Park development from 25 cabins to 6 cabins. The change means that development can still involve 25 tourist accommodation sites, but no more than 6 of those can be cabins or similar buildings, such as glamping tents.

The amendment seeks to achieve greater alignment with the intent for tourist parks and cabin development in the region, which is currently expressed in the Overall Outcomes for the Rural Zone and the Strategic Framework, whereby tourism uses are supported where they are of a scale, nature and intensity that complements and protects the rural and natural landscape setting.

The current allowance for 25 cabins as Code Assessment is not considered to support this outcome, given many lots in the rural zone can be relatively small and constrained, so the range of impacts resulting from 25 cabins in this setting has the potential to be significant.

Note: Tourist accommodation sites are defined in the Planning Scheme as:

Column 1 Administrative Term	Column 2 Definition
<i>Tourist accommodation site</i>	<i>An area where individual caravan, cabin, tent, recreational vehicle, motor home, camper van or similar structure is or can be erected or placed, and is occupied by a maximum of 8 persons.</i>

State Interests

Not applicable.

Proposed Changes

1. In Part 5, Section 5.5.17 Rural Zone, amend Table 5.5.17.1 - Rural Zone - (Where no precinct applies) for Tourist Parks as shown below:

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 tourist accommodation sites; 2. on a site greater than 20 ha; and 3. not involving cabins or similar buildings.	Rural Zone Code Parking and Access Code Tourist Park Code
	Code assessment	
	If; 1. not exceeding 25 tourist accommodation sites; <u>and</u> 2. <u>not involving more than 6 cabins or similar buildings.</u>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourist Park Code

Item 11: Amendment to Transport Depot requirements

Summary

Updated levels of assessment for Transport Depots in the Rural Residential Zone - Rural Residential A Precinct and Township Zone (Where no precinct applies)

Explanation

Additional parameters for a Transport Depot that is Accepted Development in the Rural Residential Zone - Rural Residential A Precinct and Township Zone (Where no precinct applies), are proposed to address potential negative amenity impacts.

Transport Depots are a use supported in the Rural Residential A Precinct and Township Zone to enable heavy vehicle business owners/drivers to park their vehicles on the site.

A Transport Depot is defined in the Planning Scheme as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Transport depot	<p>means the use of premises for—</p> <ul style="list-style-type: none"> a. storing vehicles, or machinery, that are used for a commercial or public purpose; or b. cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a). <p><i>Examples of a transport depot—using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery</i></p>	contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, Warehouse, Low impact industry, Service industry

The proposed changes seek to limit the activity to sites greater than 1.5ha; reduce the existing allowance of 4 heavy vehicles to 2; and provide for up to 2 light vehicles as part of the use.

The amendment also proposed to make Transport Depots in the Rural Residential A Precinct that do not comply with criteria Impact Assessable, rather than Code in order to achieve better alignment with the purpose of the Precinct, which is to support rural residential living.

Transport Depots that are not Accepted are proposed to remain Code Assessable in the Township Zone (Where no precinct applies) as the purpose of the Township Zone is to provide for a range of activities, uses in a rural setting.

Heavy vehicles are currently defined in the Planning Scheme to support the level of assessment triggers for Transport Depots, but there is a need to provide a definition for light vehicles to support this change.

Heavy vehicle is currently defined in the planning scheme for the purpose of regulating Transport Depots as follows:

Column1	Column 2
Administrative Term	Definition
Heavy vehicle (HV)	<p>Where the vehicle is used for business purposes a heavy vehicle includes any of the following:</p> <ol style="list-style-type: none"> 1. medium rigid truck - more than 8 t GVM with not more than two axles and with or without a trailer weighing 9 t GVM or less; 2. medium rigid tractor - more than 8 t GVM with not more than two axles; 3. medium rigid bus - more than 8 t GVM with not more than two axles; 4. heavy rigid truck - and more than 8 t GVM with more than two axles with or without a trailer weighing 9 t GVM or less, this includes a single prime mover; 5. heavy rigid bus - with more than 8 t GVM with more than two axles and with or without a trailer weighing 9 t GVM or less; 6. articulated bus - more than 8 t GVM with more than two axles; 7. heavy combination - rigid truck more than 8 t GVM towing one trailer weighing more than 9 t GVM; 8. heavy combination - prime mover more than 8 t GVM towing one semitrailer; 9. B-double - prime mover towing two semitrailers, with one semitrailer supported at the front, and connected to the other semitrailer; 10. a specially constructed vehicle more than 8 t GVM being: <ol style="list-style-type: none"> a. a crane, hoist or load shifting equipment for which a WHS Certificate is issued; b. any other motor vehicle that is not constructed to carry passengers or a load , except things used in performing a vehicles functions; but c. does not include a motor vehicle with a chassis that is substantially the same as a truck chassis.

State Interests

Not applicable.

Proposed Changes

1. Amend Part 5 Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, 5.5.16 Rural Residential Zone, Table 5.5.16.2 - Rural Residential Zone - Rural Residential A Precinct as shown below:

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Transport depot	Accepted	
	<p><u>If:</u></p> <ol style="list-style-type: none"> 1. <u>limited to no more than 2 heavy vehicles and 2 light vehicles;</u> 2. <u>on a site greater than 1.5ha; and</u> 3. <u>not involving building work (other than minor building work)</u> <p><u>not exceeding 2 heavy vehicles.</u></p>	Not applicable
	Code assessment	
	<p><u>If:</u></p> <ol style="list-style-type: none"> 1. <u>not Accepted; and</u> 2. <u>not exceeding 4 heavy vehicles.</u> 	<p><u>Rural Residential Zone Code</u> <u>General Development Provisions Code</u> <u>Parking and Access Code</u></p>

2. Amend Part 6, Section 6.2.16 Rural Residential Code, **Table 6.2.16.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct** as shown below:

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Industrial activities	
Transport depot (not exceeding <u>4 2</u> heavy vehicles <u>and 2 light vehicles, on a site greater than 1.5ha, and not involving building work, (other than minor building work)</u>)	

3. Amend Part 5 Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, 5.5.19 Township Zone, Table 5.5.19.2 - Township Zone (Where no precinct applies) as shown below:

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Transport depot	Accepted	
	<u>If:</u> 1. <u>limited to no more than 2 heavy vehicles and 2 light vehicles;</u> 2. <u>on a site greater than 1.5ha; and</u> 3. <u>not involving building work (other than minor building work)</u> If involving not more than 2 heavy vehicles.	Not applicable
	Code assessment	
	If not accepted.	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

4. In Schedule 1 Definitions, SC1.2 Administrative Definitions include a new definition for *Light vehicle* as shown below:

Column1	Column 2
Administrative Term	Definition
<u>Light vehicle</u>	<u>A light vehicle is a vehicle other than a Heavy vehicle.</u>

Item 12: Amendment to level of assessment for solar farms in the Rural Zone

Summary

Amendment to the level of assessment for renewable energy facilities involving solar farms in the rural Zone where exceeding 1ha of solar panels.

Explanation

There are growing community concerns over the impacts of commercial-scale solar farms in rural areas. Some issues that have been raised include:

- change to the rural landscape character, scenic amenity values, and rural lifestyle expectations;
- occupation of land identified as Good Quality Agricultural land;
- economic and social impacts on local businesses, employment and townships if productive land is no longer producing; and
- environmental impacts (e.g. vegetation removal and biodiversity impacts, concerns of contamination leaking from panels not appropriately disposed of when the farm reaches end-of-life etc).

The proposed amendment aims to elevate the level of assessment for a larger solar farm with a *development footprint* of 1 hectare of land or more from Code to Impact Assessable development. The consistent uses and potentially consistent uses table in the Zone Code will still identify the larger solar farms as potentially consistent development. This approach will allow an opportunity for the community to make a submission should an application be lodged with Council.

Under Schedule 1 Definitions, Section SC1.2 Administrative Definitions, *development footprint* is defined as:

development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—

- a. buildings or structures, measured to their outermost projection; or
- b. landscaping or open space; or
- c. facilities relating to the development; or
- d. on-site stormwater drainage or wastewater treatment; or
- e. a car park, road, access track or area used for vehicle movement; or
- f. another area of disturbance.

Where involving an Impact Assessable solar farm, the Strategic Framework is required to be addressed. Part 3 Strategic Framework, Section 3.5 Growing Economy, 3.5.1 Strategic Intent, under the **Natural Resources and Sustainability** heading, states:

Solar farms and other Renewable energy facilities are typically located in the Rural Zone where they do not impact on the amenity of Rural Areas, landscape character or alienate land from agricultural production.

No changes to this Strategic Framework statement are proposed as part of this amendment.

State Interests

State Planning Policy 2017 - Energy and Water Supply

State Interests (4) requires that the development and supply of renewable energy at the regional, local

and individual scale is enabled in appropriate locations. The proposed amendment still supports larger solar farms in appropriate locations and identifies them as consistent development in the Rural Zone (where no precinct applies).

Proposed Changes

1. In Part 5, Section 5.5.17 Rural Zone, amend Table 5.5.17.1 - Rural Zone - (Where no precinct applies) 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
Renewable energy facility	Code Assessment	
	If: 1. a solar farm with a development footprint less than 1ha in area; or 2. not involving a solar farm.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code

2. In Part 6, Section 6.2.17 Rural Zone Code, amend Table 6.2.17.2.1 - Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies) as shown below:

Table 6.2.17.2.1—Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Infrastructure Activities	
Major electricity infrastructure Renewable energy facility [#] Substation Telecommunications facility Utility installation (where involving minor utility installation or groundwater extraction)	Air service Utility installation* Renewable energy facility (where involving a solar farm with a development footprint of 1ha or more)

[#] other than as specified in column 2

* other than as specified in column 1

Item 13: Clarification of assessment benchmarks for Dual Occupancy development in the Rural Residential Zone

Summary

Amendment to the Dual Occupancy Code to clarify that the outcome sought for casual surveillance is only applicable in the Low Density, Low-medium Density and Medium Density Residential Zones.

Explanation

The Performance and Acceptable Outcome for casual surveillance in the Dual Occupancy Zone requires development to provide opportunities for casual surveillance, which is not relevant in the Rural and Rural Residential Zones.

The outcome also conflicts with the Rural Residential Zone Code which requires a Dual Occupancy to have the appearance of a single dwelling when viewed from the street and the majority of Dual Occupancies in the Rural Residential Zone would be two separate dwellings on a lot.

An amendment to the Dual Occupancy Code is proposed that clarifies that the outcome sought for casual surveillance is only applicable in the Low Density, Low-medium Density and Medium Density Residential Zones.

State Interests

Not applicable.

Proposed Changes

In Part 9 Development Codes, 9.3.4 Dual Occupancy Code, amend the heading for PO/AO5 in Table 9.3.4.3.1 - Criteria for Accepted and Assessable Development to ensure the outcome only applies to development in the Low Density and Low-medium Density and Medium Density Residential Zones.

Table 9.3.4.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Casual Surveillance (Low Density and Low-medium Density and Medium Density Residential Zones only)	
PO5 Each dwelling of a Dual occupancy is sited and designed to provide opportunities for casual surveillance of the street and any adjoining public spaces.	AO5 The window of at least one habitable room of each dwelling of the Dual occupancy overlooks the street or adjoining public spaces.

Item 14: Update to lot frontage width requirements for the Township Zone - Township Residential Precinct

Summary

Amend lot frontage width requirements for the Township Zone - Residential Precinct to align with the Rural Residential Zone (Where no precinct applies).

Explanation

Land development in the Township Zone - Residential Precinct is more akin to development in the Rural Residential Zone (Where no precinct applies). The current lot frontage widths prescribed in the Reconfiguring a Lot Code would result in long, narrow lots, giving the appearance of density, rather than the low density residential, large lot character that is sought in the zone.

State Interests

Not applicable.

Proposed Changes

1. In Part 9 Development Codes, amend Table 9.4.6.3.2 - Minimum Lot Size and Design in the Reconfiguring a Lot Code as shown below:

Table 9.4.6.3.2 - Minimum Lot Size and Design

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum width of Access for Rear Lots (Metres)
Township Zone - Township Residential Precinct	<ol style="list-style-type: none"> 1. Minimum 1,000m² where reticulated sewer is provided; 2. Minimum 4,000m² where reticulated sewer is not provided. 	10	<p>For lots where reticulated sewer is provided:</p> <ol style="list-style-type: none"> 1. 25m for normal lots; 2. 10m for cul-de-sac lots; and 3. 25m for corner lots. <p>For lots where reticulated sewer is not provided:</p> <ol style="list-style-type: none"> 1. 40m 	No rear lots created.

Item 15: Update to natural hazard management requirements for tourist accommodation sites

Summary

Amendment to the Tourism Uses Code and Tourist Park Code to include outcomes that require consideration of managing the vulnerable use during a natural disaster event.

Explanation

Even where development occurs on land is not affected by natural hazard Overlays, recent flood and bushfire events in the region have caused tourist park and campsite visitors unable to leave the site due to road closures.

An amendment is proposed that ensures that development involving tourism accommodation comprising more than 5 tourist accommodation sites is required to consider how the development supports disaster/emergency management response.

Tourist accommodation sites are currently defined in the Planning Scheme as:

Column 1	Column 2
Administrative Term	Definition
Tourist accommodation site	An area where individual caravan, cabin, tent, recreational vehicle, motor home, camper van or similar structure is or can be erected or placed, and is occupied by a maximum of 8 persons.

This amendment is made in response to concerns about managing the safety of relatively large tourism activities in the region. It would not apply to camping grounds or tourist cabins that are Accepted Subject to Requirements (2 cabins, or campsites with 5 tourist accommodation sites).

Where the land is affected by natural hazard overlays (e.g. bushfire, flood), development is already required to consider emergency/disaster management, but the amendment intends to make this requirement apply to all assessable development, because natural hazards in the locality will have an impact on the use.

The requirement is recommended for implementation through the Planning Scheme, rather than through other options (e.g. as a requirement for a Licence under the Local Law or supported by the Local Disaster Management Group), because the development assessment process would allow for the consideration of aspects such as evacuation and siting of accommodation to be considered in the design of development and remain the responsibility of the owner/operator as per the conditions of development.

State Interests

1. State Planning Policy - Natural hazards, risk and resilience:

Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas:

- (a) avoids the natural hazard area; or
- (b) where it is not possible to avoid the natural hazard area, development mitigates the

risks to people and property to an acceptable or tolerable level.

Development in natural hazard areas:

- (a) supports, and does not hinder disaster management capacity and capabilities*
- (b) directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties*
- (c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard*
- (d) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.*

Proposed Changes

1. In Part 9 Development Codes, 9.3.17 Tourism Use Code, 9.3.17.1 Purpose, include the following new Overall Outcome under 2.a:
 - a. Tourism activities:
 - i. are appropriately sited and operated according to the type of proposed use and surrounding existing and planned uses;
 - ii. are located and designed in a manner which sensitively responds to the characteristics of the site;
 - iii. are provided with services, utilities and high quality facilities consistent with the setting, needs of the use and the type of accommodation where supplied;
 - iv. provide a high level of amenity and integrate visually with the surrounding built and natural environment;
 - v. are of a scale and intensity that is compatible with the preferred character identified in the relevant zone code and predominant use of the local area;
 - vi. only involve accommodation on a temporary basis and do not facilitate long term residential accommodation;
 - vii. do not adversely impact on the amenity of rural and residential areas or the viable operation of Rural activities; ~~and~~
 - viii. where undertaken in the Rural Zone, are subordinate to rural activities conducted on the site; ~~and~~
 - ix. involving tourist accommodation sites support, and do not burden, emergency management response or recovery capacity and capabilities during a potential natural disaster event in the locality.
2. In Part 9 Development Codes, 9.3.18 Tourist Park Code, 9.3.18.1 Purpose, include the following new Overall Outcome under 2.a:
 - a. a Tourist park:
 - i. is well located and offers convenient access to the services and facilities required to support occupants needs;
 - ii. is provided with appropriate facilities, community services, utilities and services commensurate with its setting, the types of accommodation supplied and the length of stay anticipated;
 - iii. provides for appropriate separation distances or other mitigation measures between the development and sensitive receivers to minimise land use conflict;
 - iv. does not adversely impact on the amenity of rural areas or the viable operation of Rural activities;
 - v. is of a scale and intensity that is compatible with the preferred character of the local area;
 - vi. provides a high level of amenity and integrates visually with the surrounding built and natural environment;
 - vii. is managed so that significant environmental impacts are contained within the site itself, or are managed and mitigated so as not to unduly impact sensitive receivers;
 - viii. is able to be operated and maintained in a manner that protects and promotes the health, safety and wellbeing of occupants; ~~and~~
 - ix. provides safe and legal vehicle access to and within the site; ~~and~~

- x. [supports, and does not burden, emergency management response or recovery capacity and capabilities during a potential natural disaster event in the locality.](#)

3. In Part 9 Development Codes, 9.3.17 Tourism Use Code, include the following new Performance and Acceptable Outcome in Table 9.3.17.3.2 - Criteria for Assessable Development:

Performance Outcomes	Acceptable Outcomes
Short-term Accommodation and Nature Based Tourism - (where involving more than 5 tourist accommodation sites)	
PO3 Development supports, and does not burden, emergency management response or recovery capacity and capabilities by demonstrating the appropriate management and safety of occupants during a natural disaster event, including the potential for flood, landslides or bushfire in the locality.	AO3 An Emergency Management Plan prepared by a suitably qualified person identifies natural hazard risks and strategies for the safe operation of the activity during a disaster in the locality and the safe and timely evacuation of occupants from the site.

4. In Part 9 Development Codes, 9.3.18 Tourist Park Code, include the following new Performance and Acceptable Outcome in Table 9.3.18.3.2 - Criteria for Assessable Development:

Performance Outcomes	Acceptable Outcomes
Natural Hazard and Emergency Management (where involving more than 5 tourist accommodation sites)	
PO10 Development supports, and does not burden, emergency management response or recovery capacity and capabilities by demonstrating the appropriate management and safety of occupants during a natural disaster event, including the potential for flood, landslides or bushfire in the locality.	AO10 A Emergency Management Plan prepared by a suitably qualified person identifies natural hazard risks and strategies for the safe operation of the activity during a disaster in the locality and the safe and timely evacuation of occupants from the site.

Item 16: Inclusion of EV charging provisions in the Parking and Access Code

Summary

Update to the Parking and Access Code to include consideration of electric vehicle parking.

Explanation

An implementation action of the *Scenic Rim Climate Change 3 Year Action Plan 2024-2026* includes:

"Amending the Scenic Rim Planning Scheme to include requirements for new multi-residential and non-residential developments for carparking to be EV ready".

To achieve the above, an amendment is proposed that requires assessable development (Code and Impact Assessable) to consider electric vehicle charging needs based on the expected demand for the number and type of vehicles likely to be generated by a use in the context of emerging transport technology.

This change is expressed in the Performance Outcome and related Overall Outcome that requires development to consider parking provision rates for development. Applicants can consider how the development responds to this outcome, but there is no specified number of EV charging stations proposed to be stipulated in the planning scheme with the exception Shopping Centre developments where the shops comprise a single integrated complex in excess of 4,000m² gross floor area. In this instance, a minimum of 2 EV charging stations is proposed as the Acceptable Outcome.

State Interests

Not applicable.

Proposed Changes

1. In Part 9, Development Codes, 9.4.5 Parking and Access Code, amend 9.4.5.2 Purpose as shown below:

9.4.5.2 Purpose

1. The purpose of the Parking and Access Code is to ensure that vehicular parking, external and internal roads, and driveway access meet the needs of development, maintain a safe and efficient transport network and preserve the character and amenity of the surrounding area.
2. The purpose of the Parking and Access Code will be achieved through the following overall outcomes:
 - a. Vehicular parking, external and internal roads, and driveway access is designed to:
 - i. meet the demand generated by the development;
 - ii. meet Council's standards and other relevant standards including Australian Standards;
 - iii. protect the amenity of nearby uses and achieve a high standard of design;
 - iv. provide a safe environment for both pedestrians and vehicles;
 - v. provide pick up and set down areas for larger scale, high traffic uses;
 - vi. ensure loading and unloading of vehicles can occur easily and safely within the site;
 - vii. maintain or improve the function and safety of the transport network external to the site;
 - viii. cater for requirements of emergency and other essential service vehicles; ~~and~~
 - ix. allow for future integration with public transport facilities; ~~and~~
 - x. adapt to emerging transport technology, such as electric vehicle charging.

2. In Part 9, Development Codes, 9.4.5 Parking and Access Code, amend Table 9.4.5.3.1 - Criteria for Accepted and Assessable Development PO1/AO1 as shown below:

Performance Outcomes	Acceptable Outcomes
Parking Provision Rates	
PO1 Development provides for sufficient vehicle and service vehicle parking and electric vehicle charging stations on site to satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to the particular circumstances of the premises including the: <ol style="list-style-type: none"> 1. nature, intensity and hours of operation of the use; and 2. the existing and expected future traffic conditions in the surrounding area. 	AO1 Development provides the number of vehicle and service vehicle parking spaces and electric vehicle charging stations on site identified in Table 9.4.5.3.3 - Car and Service Vehicle Parking . <i>Note - Car parking for people with disabilities must be addressed in accordance with the provisions of the National Construction Code, Volume 1, Part D3.5 Accessible Carparking.</i>

3. In Part 9, Development Codes, 9.4.5 Parking and Access Code, amend Table 9.4.5.3.3 - Car and Service Vehicle Parking as shown below:

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
Shopping Centre	1 space per 20m ² of total leasable area.	1 SRV space where the gross floor area is less than 500m ² . 1 SRV space and 1 HRV space where the gross floor area is 500m ² or more but less than 2,000m ² . As determined upon submission of carparking assessment to Council, where the gross floor area is 2,000m ² or more.	Where the shops comprise a single integrated complex in excess of 4,000m ² gross floor area, provision is to be made for— <ol style="list-style-type: none"> a. on-site bus and taxi parking; b. a minimum of 2 EV charging stations; and c. bicycle parking.

Item 17: Amendment to zone of Council owned land to either Community Facilities Zone or Recreation and Open Space Zone

Summary

Amendment to Zone Maps ZM08, ZM22, ZM24, ZM30, ZM33 and ZM34 to include Council owned lots in either the Community Facilities Zone or the Recreation and Open Space Zone.

Explanation

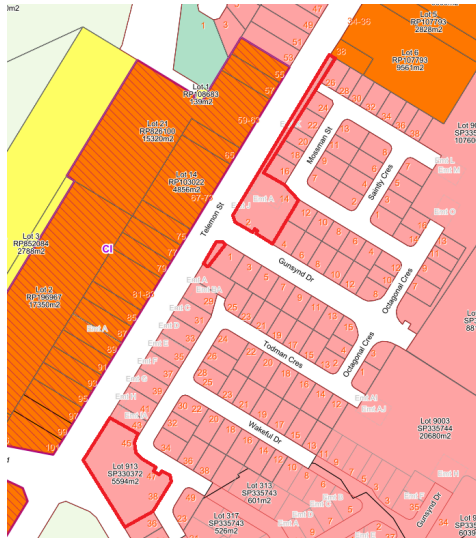
Recent residential subdivisions have resulted in Council receiving ownership of land for community and recreation purposes, however the current zoning of the land does not align with this intended purpose. The listed properties are currently located in the:

- Low Density Residential Zone;
- Low-medium Density Residential Zone;
- Rural Residential Zone - Rural Residential A Precinct; and
- Township Zone - Township Residential Precinct

The intent of the amendment is to amend the zoning of each listed lot to align with the purpose and current use of the land. The table below identifies the location of each lot, current and proposed zoning, the purpose of the land and the Zone Map number the amendment takes place on.

Property Description	Address	Current Zoning (30.06.2023)	Proposed Zoning	Purpose	Zone Map
Lot 335 SP 312144	2 Gunsynd Drive BEAUDESERT	Low-Medium Density Residential Zone	Community Facilities Zone	Stormwater infrastructure	ZM33
Lot 337 SP312144	Gunsynd Drive BEAUDESERT QLD	Low-Medium Density Residential Zone	Community Facilities Zone	Stormwater infrastructure	ZM33
Lot 913 SP330340	47 Todman Crescent BEAUDESERT	Low-Medium Density Residential Zone	Community Facilities Zone	Entry sign	ZM33
Lot 900 SP280644	29 Jason Day Drive BEAUDESERT	Low-Medium Density Residential Zone	Community Facilities Zone	Stormwater infrastructure and footpath	ZM33
Lot 900 SP261570	22 Diamantina Circuit BEAUDESERT	Low-Medium Density Residential Zone	Recreation and Open Space Zone (where no precinct applies)	Park	ZM34
Lot 999 SP333195	Ruby Street GLENEAGLE	Low-Medium Density Residential	Recreation and Open Space Zone (where no precinct	Open space, footpath and stormwater	ZM22 and ZM33

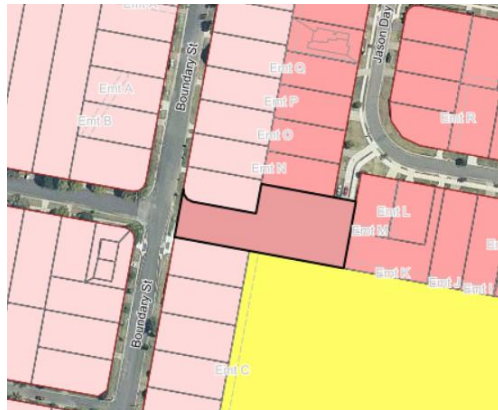
Property Description	Address	Current Zoning (30.06.2023)	Proposed Zoning	Purpose	Zone Map
		Zone	applies)	infrastructure	
Lot 642 SP291371	11 Annabelle Way GLENEAGLE	Low-Medium Density Residential Zone	Recreation and Open Space Zone (where no precinct applies)	Park	ZM33
Lot 990 SP298419	Sutherland Street GLENEAGLE	Low-medium Density Residential Zone	Recreation and Open Space Zone (where no precinct applies)	Park	ZM33
Lot 991 SP330089	Outlook Boulevard GLENEAGLE	Low-medium Density Residential Zone	Recreation and Open Space Zone (where no precinct applies)	Park	ZM33
Lot 992 SP330088	Edinburgh Crescent GLENEAGLE	Low-medium Density Residential Zone	Recreation and Open Space Zone (where no precinct applies)	Park	ZM33
Lot 508 SP230709	63 Riemore Circuit TAMBORINE	Rural Residential Zone - Rural Residential A Precinct	Recreation and Open Space Zone (where no precinct applies)	Park	ZM24
Lot 999 SP305534	Riemore Circuit TAMBORINE	Rural Residential Zone - Rural Residential A Precinct	Recreation and Open Space Zone - Passive Recreation Precinct	Open space	ZM24
Lot 903 SP317658	38 Woodfull Street DUGANDAN	Low Density Residential Zone	Community Facilities Zone	Stormwater infrastructure	ZM30
Lot 900 SP324713	1 Wilson Place HARRISVILLE	Township Zone - Township Residential Precinct	Community Facilities Zone	Stormwater infrastructure	ZM08



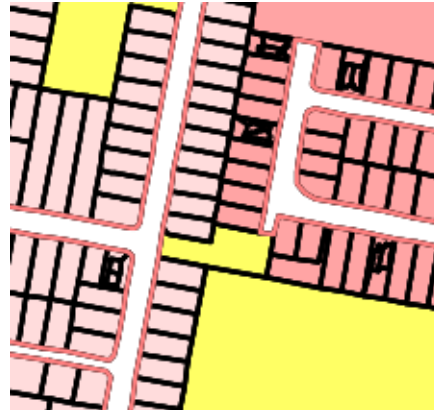
Current Zoning for Lot 335 SP 312144 & Lot 913 SP330340
(Low-medium Density Residential Zone)



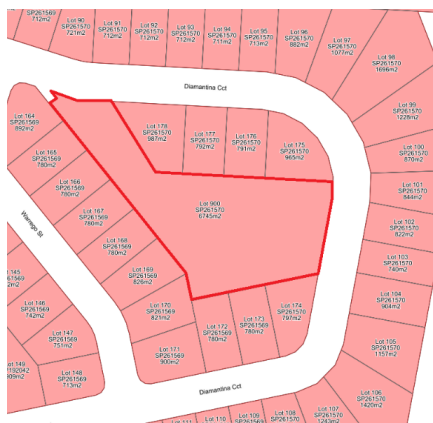
Proposed Zoning for Lot 335 SP 312144 & Lot 913 SP330340
(Community Facilities Zone)



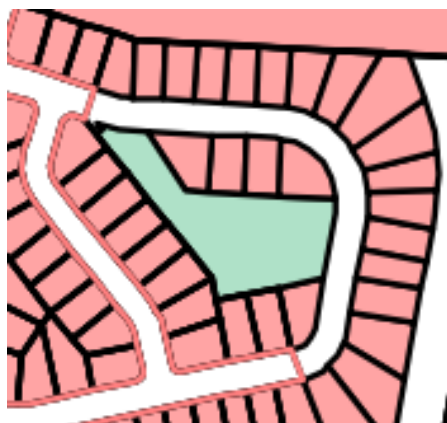
Current Zoning for L900 SP280644
(Low-medium Density Residential Zone)



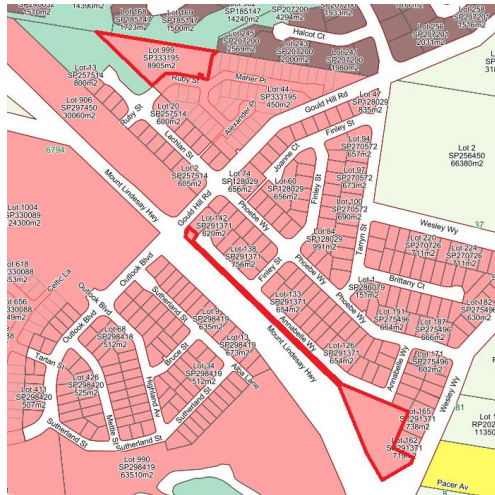
Proposed Zoning for L900 SP280644
(Community Facilities Zone)



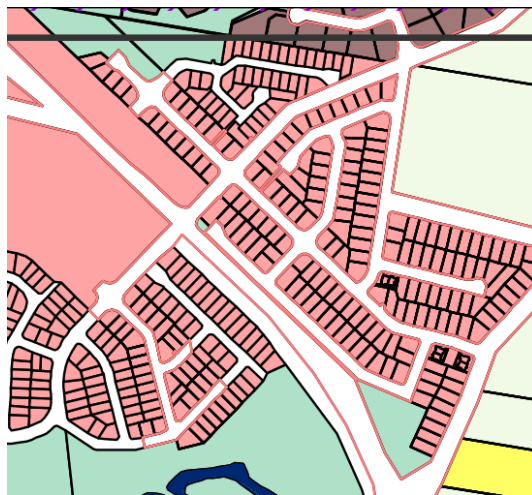
Current Zoning for L900 SP261570
(Low-medium Density Residential Zone)



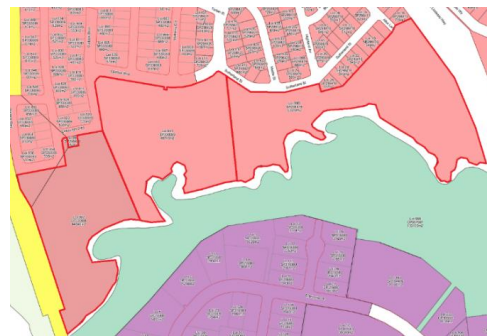
Proposed Zoning for L900 SP261570
(Recreation and Open Space (where no precinct applies))



Current Zoning for L999 SP333195 & L642 SP291371
(Low-medium Density Residential Zone)



Proposed Zoning for L999 SP333195 & L642 SP291371
(Recreation and Open Space (where no precinct applies))



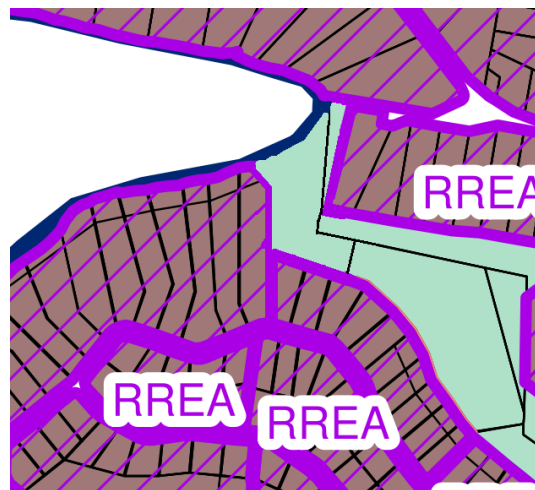
Current Zoning Lot 990 SP298419, Lot 991 SP330089
Lot 992 SP330088
(Low-medium Density Residential Zone)



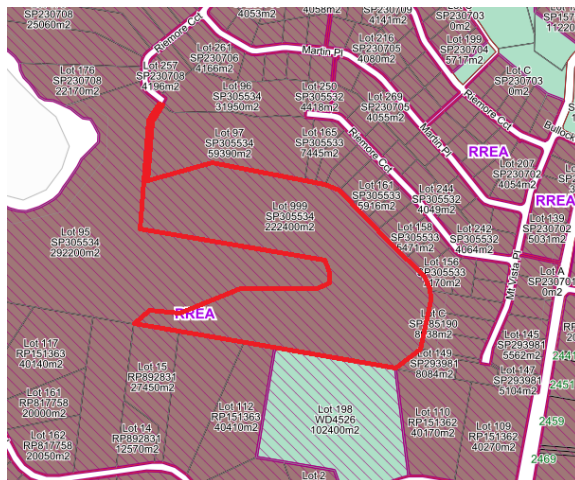
Proposed Zoning Lot 990 SP298419 & Lot 991 SP330089
Lot 992 SP330088
(Recreation and Open Space (where no precinct applies))



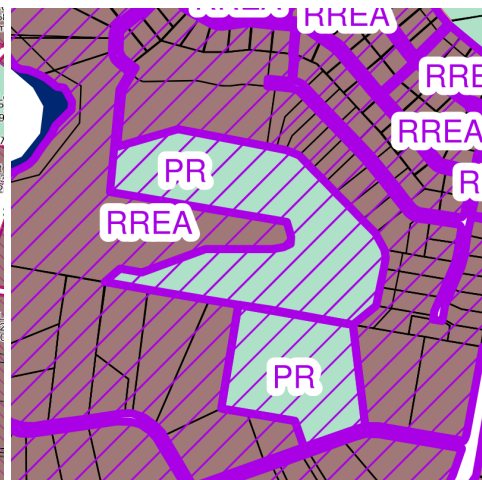
Current Zoning for Lot 508 SP230709
(Rural Residential Zone - Rural Residential A Precinct)



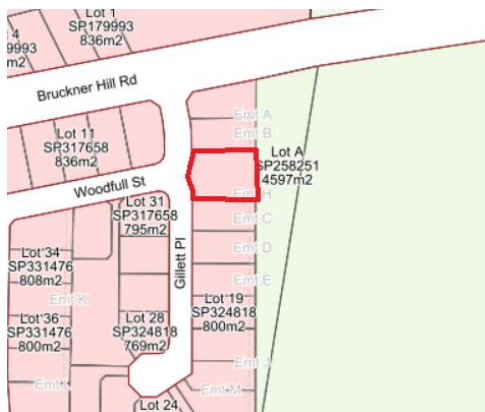
Proposed Zoning for Lot 508 SP230709
(Recreation and Open Space Zone (where no precinct applies))



Current Zoning for Lot 999 SP305534
(Rural Residential Zone - Rural Residential A Precinct)



Proposed Zoning for Lot 999 SP305534
(Recreation and Open Space Zone - Passive Recreation Precinct)



Current Zoning for L903 SP317658
(Low Density Residential Zone)



Proposed Zoning for L903 SP317658
(Community Facilities Zone)



Current Zoning for L900 SP324713
(Township Zone - Township Residential Precinct)



Proposed Zoning for L900 SP324713
(Community Facilities Zone)

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in either the Urban Footprint or the Rural Living Area under Shaping SEQ 2023. In accordance with Chapter 3 Part B, the proposed change in zoning to either Community Facilities Zone or Recreation and Open Space Zone is consistent with the intent and description of the Urban Footprint and Rural Living Area whereby open space, park and infrastructure is being provided to support the surrounding residential lots.

State Planning Policy 2017 - Liveable Communities and Housing

The proposal takes into consideration the State Interest component regarding liveable communities. The amendment preserves the subject lands for park and open space purposes and provides for necessary infrastructure to enhance the liveability of the surrounding community.

Proposed Changes

1. Amend the zoning of the below land to the zone listed in Column 4 'Proposed Zoning':

Zone Map	Property Description	Address	Proposed Zoning
ZM33	Lot 335 SP 312144	2 Gunsynd Drive BEAUDESERT	Community Facilities Zone
ZM33	Lot 337 SP312144	Gunsynd Drive BEAUDESERT QLD	Community Facilities Zone
ZM33	Lot 913 SP330340	47 Todman Crescent BEAUDESERT	Community Facilities Zone
ZM33	Lot 900 SP280644	29 Jason Day Drive BEAUDESERT	Community Facilities Zone
ZM34	Lot 900 SP261570	22 Diamantina Circuit BEAUDESERT	Recreation and Open Space Zone (where no precinct applies)
ZM22 & ZM33	Lot 999 SP333195	Ruby Street GLENEAGLE	Recreation and Open Space Zone (where no precinct applies)
ZM33	Lot 642 SP291371	11 Annabelle Way GLENEAGLE	Recreation and Open Space Zone (where no precinct applies)
ZM33	Lot 990 SP298419	Sutherland Street GLENEAGLE	Recreation and Open Space Zone (where no precinct applies)
ZM33	Lot 991 SP330089	Outlook Boulevard GLENEAGLE	Recreation and Open Space Zone (where no precinct applies)
ZM33	Lot 992 SP330088	Edinburgh Crescent GLENEAGLE	Recreation and Open Space Zone (where no precinct applies)
ZM24	Lot 508 SP230709	63 Riemore Circuit TAMBORINE	Recreation and Open Space Zone (where no precinct applies)
ZM24	Lot 999 SP305534	Riemore Circuit TAMBORINE	Recreation and Open Space Zone - Passive Recreation Precinct
ZM30	Lot 903 SP317658	38 Woodfull Street DUGANDAN	Community Facilities Zone
ZM08	Lot 900 SP324713	1 Wilson Place HARRISVILLE	Community Facilities Zone

Item 18: Inclusion of National Park Land in the Conservation Zone

Summary

Amendment to reflect the updated National Park network on:

- Zone Maps ZM48, ZM49, ZM51, ZM52 and ZM62 to include new areas in the Conservation Zone; and
- SFM-01 Strategic Framework Map Communities and Character - include new areas in *Natural Areas* layer.

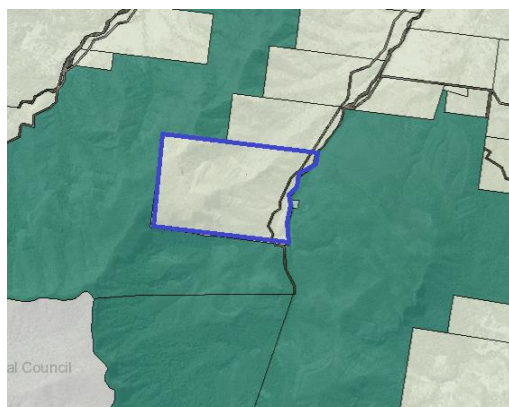
Explanation

The intent of the amendment is to acknowledge the new land now identified as part of the Main Range National Park (Part of Lot 1 AP23636) and Mount Barney National Park (Part of Lot 1 AP19334). The amendment requires changes to the Zone Maps and the SFM-01 Strategic Framework Map - Communities and Character.

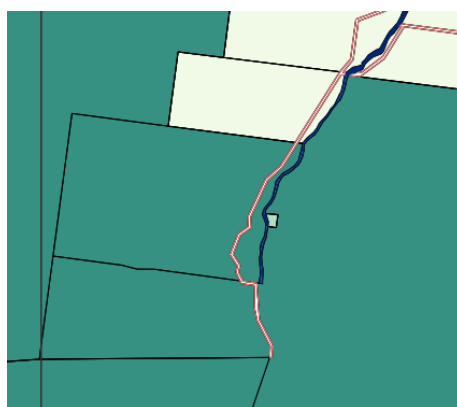
Zone Maps

The amendment involves updating the Zoning of land added to the National Park network. The below table provides the list of location of each lot, the current and proposed zoning and the Zone Maps affected by this amendment.

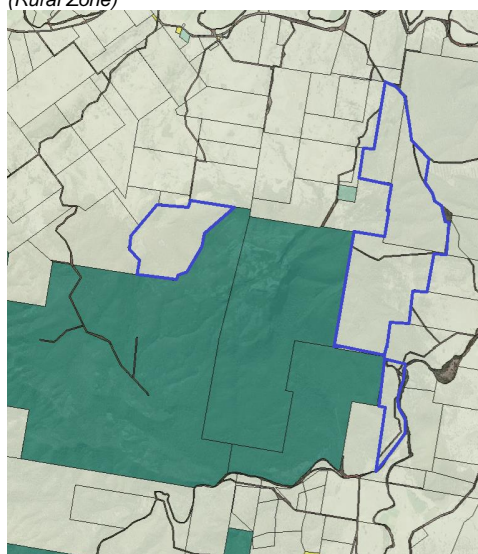
Property Description	Address	Current Zoning (30.06.2023)	Proposed Zoning	Purpose	Zone Map
Part of Lot 1 AP23636	Unnamed Road, MOOGERAH	Rural Zone	Conservation Zone	National Park	ZM48 and ZM49
Part of Lot 1 AP19334	Near: <ul style="list-style-type: none"> • Newlove Road MAROON; • Forest Home Road RATHDOWNY; and • Seidensspinner Road MOUNT BARNEY 	Rural Zone	Conservation Zone	National Park	ZM51, ZM52 and ZM62



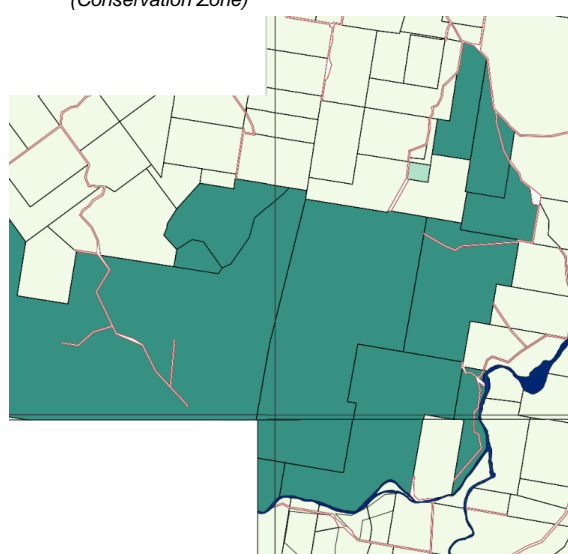
Current Zoning for Part of Lot 1 AP23636
(Rural Zone)



Proposed Zoning for Part of Lot 1 AP23636
(Conservation Zone)



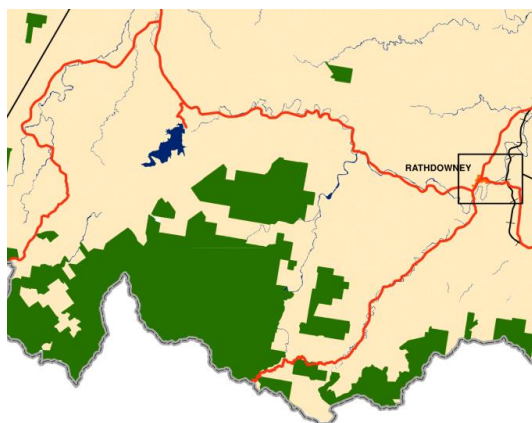
Current Zoning for Part of Lot 1 AP19334
(Rural Zone)



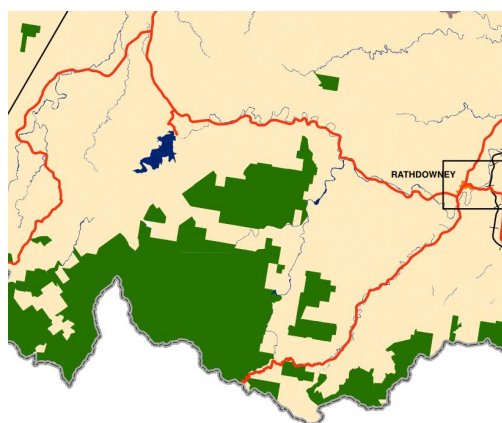
Proposed Zoning for Part of Lot 1 AP19334
(Conservation Zone)

SFM-01 Strategic Framework Map - Communities and Character

The expansion of the National Park network requires an update to the areas identified as **Natural Areas** on SFM-01 Strategic Framework Map - Communities and Character. The **Natural Areas** layer predominantly represents the land with a Conservation Zoning under Schedule 2 Mapping (SC2.3 Zone Maps) of the Planning Scheme.



Example of Natural Areas - Existing Planning Scheme



Example of Natural Areas - Proposed amendment

State Interests

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

The proposal takes into consideration the State Interest component regarding Biodiversity. In accordance with Policy (2), Matters of State Environmental Significance (MSES) are required to be identified. The new areas identified as National Park are also identified as MSES - Protected Areas under the SPP mapping. The proposed update to the Zone Maps and the **Natural Areas** layer will ensure that the protection of these conservation areas is realised.

Note: An amendment to the Environmental Significance Overlay mapping to reflect the new areas identified as MSES - Protected Areas is part of a separate planning scheme amendment package (Amendment No.6).

Proposed Changes

- Amend the zoning of the below lots to the zone listed in Column 4 'Proposed Zoning':

Zone Map	Property Description	Address	Proposed Zoning
ZM48 and ZM49	Part of Lot 1 AP23636	Unnamed Road, MOOGERAH	Conservation Zone
ZM51, ZM25 and ZM62	Lot 1 AP19334	Near: <ul style="list-style-type: none"> Newlove Road MAROON; Forest Home Road RATHDOWNNY; and Seidenspinner Road MOUNT BARNEY 	Conservation Zone

- Update the *Natural Areas* layer on SFM-01 Strategic Framework Map - Communities and Character to reflect the newly zoned conservation land in point (1) above.
(Refer to Attachment 1).

Item 19: Dedication of zoning for unzoned land

Summary

Amendment to Zone Maps ZM29, ZM28 and ZM40 to dedicate a zone for land that is current unzoned.

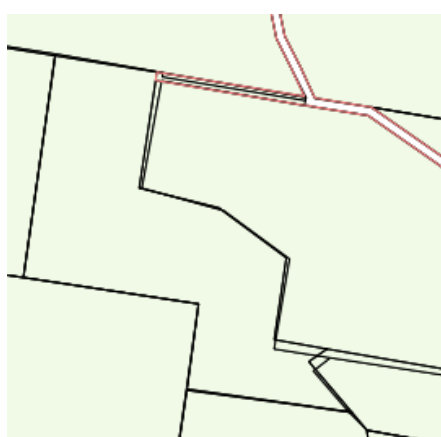
Explanation

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. Recent resumptions of road reserve have resulted in portions of land without a zoning and the proposed amendment aims to designate a Zone over these portions. The below table identifies the location of each lot, proposed zoning, justification for the proposed zoning and the affected Zone Map number.

Property Description	Address	Proposed Zoning	Justification	Zone Map
Lot 20 SP331086	Warwick Road CROFTBY	Rural Zone (where no precinct applies)	Land absorbed into the adjoining property. Land surrounding the parcel is designated as Rural Zone (where no precinct applies).	ZM40
Lot 900 SP306812	Boonah- Fassifern Road TEMPLIN	Community Facilities Zone	Infrastructure purposes - Urban Utilities Reservoirs. Reflects existing infrastructure which is consistent with the Zone. Proposed zone supports ongoing use for public infrastructure.	ZM29
Lot 35 SP320368	17 Greville Street MOGERAH	Community Facilities Zone	Infrastructure purposes - Seqwater water treatment plant and Works depot. Reflects existing infrastructure which is consistent with the Zone. Proposed zone supports ongoing use for public infrastructure.	ZM28



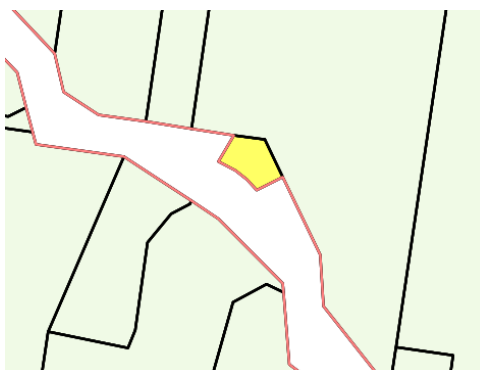
Current Zoning for L20 SP331086
(Part Unzoned, Part Rural Zone)



Proposed Zoning for L20 SP331086
(Rural Zone)



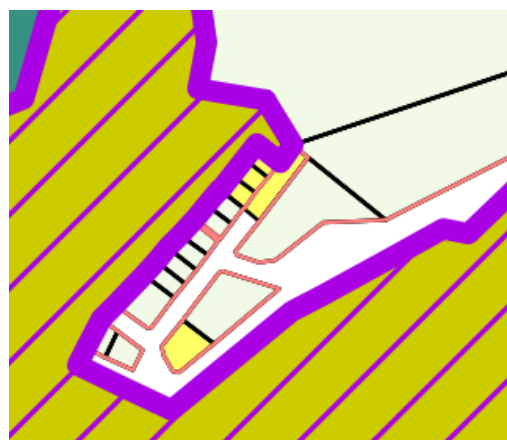
Current Zoning for L900 SP306812
(Part Unzoned, Part Rural Zone)



Proposed Zoning for L900 SP306812
(Community Facilities Zone)



Current Zoning for L35 SP320368
(Part Unzoned, Part Community Facilities Zone)



Proposed Zoning for L35 SP320368
(Community Facilities Zone)

State Interests

Not applicable.

Proposed Changes

- Amend the zoning of the below lots to the zone listed in Column 4 'Proposed Zoning':

Zone Map	Property Description	Address	Proposed Zoning
ZM40	Lot 20 SP331086	Warwick Road CROFTBY	Rural Zone (where no precinct applies)
ZM29	Lot 900 SP306812	Boonah-Fassifern Road TEMPLIN	Community Facilities Zone
ZM28	Lot 35 SP320368	17 Greville Street MOOGERAH	Community Facilities Zone

Item 20: Amendment to zone to reflect recent subdivision (Bennoble Heights) at Bennoble

Summary

Amendment to Zone Map ZM35 and ZM36 to include recently subdivided lots at Bennoble in the Rural Residential Zone - Rural Residential A Precinct and the Rural Zone - Rural Escarpment Protection Precinct.

Explanation

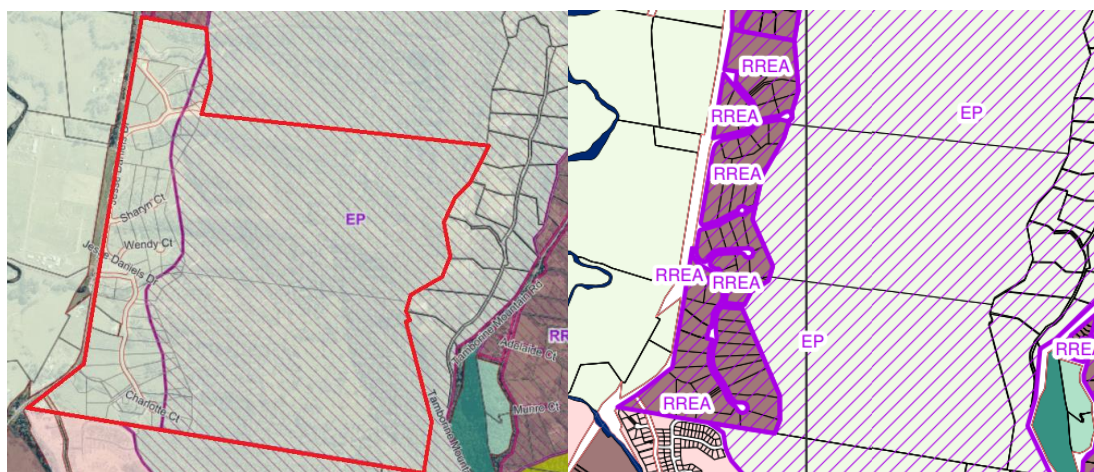
The planning scheme is required to identify the most suitable zone for each parcel of land within the region. A recently executed subdivision at Bennoble Heights (ref: Development Permit MCU18/162 (Decision Notice issued under Court Order - P&E Court No. 4126 of 2018) resulted in the creation of 54 rural residential lots and two larger rural lots that form part of the escarpment of Tamborine Mountain. The amendment involves amending Zone Map ZM35 and ZM36 to include the below list of properties in the Rural Residential Zone - Rural Residential A Precinct and two larger escarpment lots in the Rural Zone - Rural Escarpment Protection Precinct.

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 1 SP342145	7 Timothy Place BENOBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection	Rural Residential Zone - Rural Residential A Precinct	ZM35 & ZM36
Lot 2 SP342145	9 Timothy Place BENOBLE QLD	Rural Zone (where no precinct applies)		
Lot 3 SP342145	3 Timothy Place BENOBLE QLD	Rural Zone (where no precinct applies)		
Lot 4 SP342145	5 Timothy Place BENOBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 5 SP342145	20 Jesse Daniels Drive BENOBLE QLD	Part Rural Zone Part Rural Zone - Rural Escarpment Protection		
Lot 6 SP342145	18 Jesse Daniels Drive BENOBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 7 SP342145	6 Timothy Place BENOBLE QLD	Rural Zone (where no precinct applies)		
Lot 8 SP342145	4 Timothy Place BENOBLE QLD	Rural Zone (where no precinct applies)		
Lot 9 SP342145	16 Jesse Daniels Drive BENOBLE QLD	Rural Zone (where no precinct applies)		
Lot 10 SP342145	14 Jesse Daniels Drive BENOBLE QLD	Rural Zone (where no precinct applies)		
Lot 11 SP342145	21 Jesse Daniels Drive BENOBLE	Part Rural Zone (where no precinct applies)		

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
	QLD	Part Rural Zone - Rural Escarpment Protection		
Lot 12 SP342145	19 Jesse Daniels Drive BENOBBLE QLD	Part Rural Zone Part Rural Zone - Rural Escarpment Protection		
Lot 13 SP342145	17 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 14 SP342145	15 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 15 SP342145	13 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 16 SP342144	10 Sharyn Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 17 SP342144	8 Sharyn Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 18 SP342144	6 Sharyn Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 19 SP342144	4 Sharyn Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 20 SP342144	2 Sharyn Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 21 SP342144	7 Sharyn Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 22 SP342144	5 Sharyn Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 23 SP342144	3 Sharyn Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 24 SP342144	1 Sharyn Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 25 SP340166	2 Wendy Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 26 SP340166	2 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 27 SP340166	1 Wendy Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 28 SP340166	5 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 29 SP340166	3 Wendy Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 30 SP340166	5 Wendy Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 31	1 Jesse Daniels	Rural Zone (where no		

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
SP340166	Drive BENOBBLE QLD	precinct applies)		
Lot 32 SP340166	3 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 33 SP340166	2 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 34 SP340167	6 Charlotte Place, BENOBBLE	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 35 SP340167	8 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 36 SP340167	10 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 37 SP340167	12 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 38 SP340167	14 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 39 SP340167	16 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 40 SP340167	18 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 41 SP340167	20 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 42 SP340167	23 Charlotte Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 43 SP340167	21 Charlotte Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 44 SP340167	19 Charlotte Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 45 SP340167	17 Charlotte Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 46	15 Charlotte Place	Rural Zone (where no		

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
SP340167	BENOBBLE QLD	precinct applies)		
Lot 47 SP340167	13 Charlotte Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 48 SP340167	Finch Road, BENOBBLE	Rural Zone (where no precinct applies)		
Lot 49 SP340167	11 Charlotte Place, BENOBBLE	Rural Zone (where no precinct applies)		
Lot 50 SP340167	9 Charlotte Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 51 SP340167	7 Charlotte Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 52 SP340167	3 Charlotte Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 12 SP107658	2544 Beaudesert- Nerang Road, BENOBBLE	Rural Zone (where no precinct applies)		
Lot 100 SP282988	2494 Beaudesert- Nerang Road, BENOBBLE	Rural Zone (where no precinct applies)	Rural Zone - Rural Escarpment Protection Precinct	
Lot 54 SP342144	9 Sharyn Place, BENOBBLE	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection Precinct		
Lot 53 SP340166	4 Charlotte Place, BENOBBLE	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection Precinct		



Current Zoning
(Rural Zone and Rural Zone - Rural Escarpment Protection
Precinct)

Proposed Zoning
(Rural Residential Zone - Rural Residential A Precinct and
Rural Zone - Rural Escarpment Protection Precinct)

Given the size of the newly subdivided parcels and intent of this land, the land is more aligned with the purpose of the Rural Residential Zone, which is to *provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. The Rural Residential A Precinct facilitates *low density residential living on large acreage lots in a semi-rural or natural landscape setting*. The Rural Residential A Precinct is also a continuation of similar sized properties located to the north of the site and part of the "Wagon Wheel Estate" development. The Rural Zone - Rural Escarpment Protection Precinct boundary will be adjusted to align with the new property boundaries but will remain the zoning for the larger eastern lots, to continue protecting the Tamborine Mountain escarpment.

Note: No additional amendments are proposed for Overlay Map OM-13 Minimum Lot Size Overlay as the above lots are outside the Urban Footprint and no further subdivision is permitted under the Planning Regulation 2017..

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in Regional Landscape Rural Production Area (RLRPA). Whilst the proposal is identifying land in the RLRPA as Rural Residential Zone, the zoning amendment is reflecting an executed approval for large rural residential lots and the purpose of the Rural Residential Zone better reflects the use of the land.

Proposed Changes

1. Amend the zoning of the below lots to the zone listed in Column 4 'Proposed Zoning'

Zone Map	Property Description	Address	Proposed Zoning
ZM35 & ZM36	Lot 1 SP342145	7 Timothy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 2 SP342145	9 Timothy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 3 SP342145	3 Timothy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 4 SP342145	5 Timothy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 5 SP342145	20 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 6 SP342145	18 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 7 SP342145	6 Timothy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 8 SP342145	4 Timothy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 9 SP342145	16 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 10 SP342145	14 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 11 SP342145	21 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 12 SP342145	19 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 13 SP342145	17 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct

Zone Map	Property Description	Address	Proposed Zoning
	Lot 14 SP342145	15 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 15 SP342145	13 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 16 SP342144	10 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 17 SP342144	8 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 18 SP342144	6 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 19 SP342144	4 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 20 SP342144	2 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 21 SP342144	7 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 22 SP342144	5 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 23 SP342144	3 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 24 SP342144	1 Sharyn Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 25 SP340166	2 Wendy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 26 SP340166	2 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 27 SP340166	1 Wendy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 28 SP340166	5 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 29 SP340166	3 Wendy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 30 SP340166	5 Wendy Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 31 SP340166	1 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 32 SP340166	3 Jesse Daniels Drive BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 33 SP340166	2 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 34 SP340167	6 Charlotte Place, BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 35 SP340167	8 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 36 SP340167	10 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 37 SP340167	12 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 38 SP340167	14 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 39 SP340167	16 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct

Zone Map	Property Description	Address	Proposed Zoning
	Lot 40 SP340167	18 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 41 SP340167	20 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 42 SP340167	23 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 43 SP340167	21 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 44 SP340167	19 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 45 SP340167	17 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 46 SP340167	15 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 47 SP340167	13 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 48 SP340167	Finch Road, BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 49 SP340167	11 Charlotte Place, BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 50 SP340167	9 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 51 SP340167	7 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 52 SP340167	3 Charlotte Place BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 12 SP107658	2544 Beaudesert-Nerang Road, BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 100 SP282988	2494 Beaudesert-Nerang Road, BENOBBL QLD	Rural Residential Zone - Rural Residential A Precinct
	Lot 54 SP342144	9 Sharyn Place, BENOBBL QLD	Rural Zone - Rural Escarpment Protection Precinct
	Lot 53 SP340166	4 Charlotte Place, BENOBBL QLD	Rural Zone - Rural Escarpment Protection Precinct

Item 21: Amendment to zone to reflect recent subdivisions at Bennoble, Canungra and Kalbar

Summary

Amendment to Zone Map ZM35 and ZM18 to include recently subdivided lots in the Rural Residential Zone (where no precinct applies) at:

- Seymour Drive, Wojei Rise and Coburg Road at Bennoble and Canungra; and
- Young Drive at Kalbar.

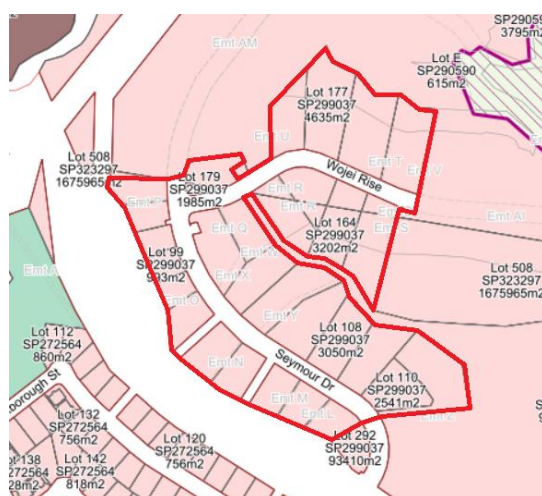
Explanation

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. One recent subdivision at the Canungra Rise Estate has resulted in the creation of 29 large residential lots which was approved as part of a larger subdivision under court order (P&E Appeal no. BD2151 of 2006). Another recent subdivision involved the creation of 4 large residential lots along Coburg Road in central Canungra. A subdivision at Kalbar along Young Drive has also resulted in the creation of 15 large residential lots. The amendment involves amending Zone Map ZM35 and ZM18 to include the below list of properties in the Rural Residential Zone (where no precinct applies).

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 92 SP299037	4 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	ZM35
Lot 93 SP299037	6 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 94 SP299037	8 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 95 SP299037	10 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 96 SP299037	12 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 97 SP299037	14 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 98 SP299037	16 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 99 SP299037	18 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 100 SP299037	20 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 101 SP299037	22 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 102 SP299037	24 Seymour Drive CANUNGRA QLD	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 103 SP299037	3 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 104 SP299037	1 Wojei Rise CANUNGRA	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 105 SP299037	17 Seymour Drive CANUNGRA	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 106 SP299037	15 Seymour Drive CANUNGRA	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 107 SP299037	13 Seymour Drive CANUNGRA	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 108 SP299037	11 Seymour Drive CANUNGRA	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 109 SP299037	9 Seymour Drive CANUNGRA	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 110 SP299037	7 Seymour Drive CANUNGRA	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 111 SP299037	5 Seymour Drive CANUNGRA	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 162 SP299037	7 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 163 SP299037	9 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 164 SP299037	11 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 165 SP299037	13 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 175 SP299037	14 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 176 SP299037	12 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 177 SP299037	10 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 178 SP299037	8 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 179 SP299037	2 Wojei Rise BENOBBLE	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 4 RP234475	6-14 Coburg Road, CANUNGRA	Rural Zone	Rural Residential Zone (where no precinct applies)	
Lot 7 SP323802	16 Coburg Road CANUNGRA	Rural Zone	Rural Residential Zone (where no precinct applies)	
Lot 8 SP323802	20 Coburg Road CANUNGRA	Rural Zone	Rural Residential Zone (where no precinct applies)	
Lot 9 SP323802	26 Coburg Road CANUNGRA	Rural Zone	Rural Residential Zone (where no precinct applies)	
Lot 25 SP334831	3 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	ZM18
Lot 26 SP334831	5 Young Drive	Low Density	Rural Residential Zone	

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 27 SP334831	KALBAR 7 Young Drive	Residential Zone Low Density Residential Zone	(where no precinct applies) Rural Residential Zone (where no precinct applies)	
Lot 28 SP334831	KALBAR 9 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 29 SP334831	KALBAR 11 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 30 SP334831	KALBAR 13 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 31 SP334831	KALBAR 18 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 32 SP334831	KALBAR 16 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 33 SP334831	KALBAR 14 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 34 SP334831	KALBAR 12 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 35 SP334831	KALBAR 2 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 36 SP334831	KALBAR 4 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 37 SP334831	KALBAR 6 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 39 SP334831	KALBAR 10 Young Drive	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	



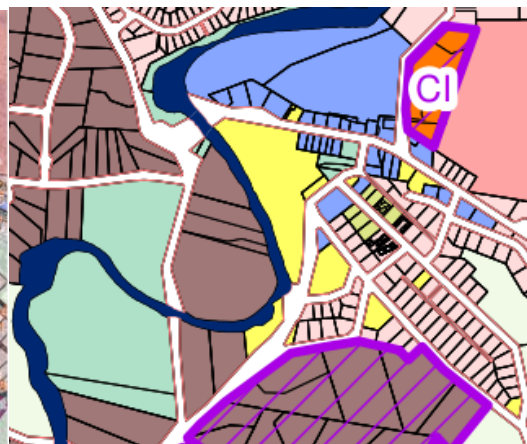
Current Zoning of lots at Canungra Rise Estate
(Low Density Residential Zone)



Proposed Zoning of lots at Canungra Rise Estate
(Rural Residential Zone (where no precinct applies))



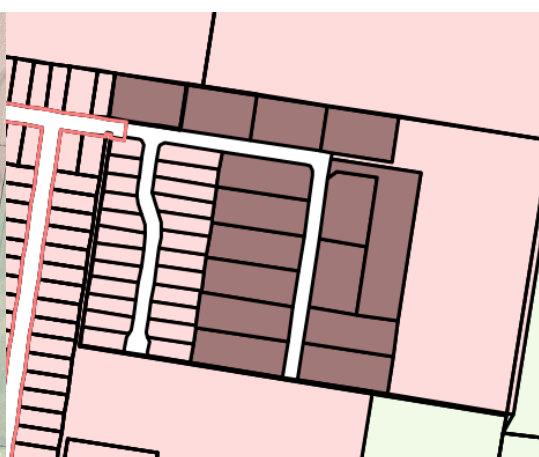
Current Zoning for Coburg Road Lots
(Rural Zone)



Proposed Zoning for Coburg Road Lots
(Rural Residential Zone (where no precinct applies))



Current Zoning for lots at Young Drive
(Low Density Residential Zone)



Proposed Zoning for lots at Young Drive
(Rural Residential Zone (where no precinct applies))

Canungra Rise Estate

The current zone of the land is Low Density Residential Zone and the intent of the amendment is to appropriately reflect the approved subdivision. Under section 6.2.16.2 of the Planning Scheme, the purpose of the Rural Residential Zone *is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. The lots range from 993m² to 4381m² and seven of these lots contain a nature conservation covenant. The purpose and overall outcomes of the Rural Residential Zone (where no precinct applies) better aligns with the existing development in this area.

Note: As a result of the above proposal, Overlay Map OM-13 Minimum Lot Size Overlay is proposed to be amended to include the lots under the 4000m² Minimum Area precinct. See [Item 33](#).

Coburg Road

The current zone of the land is Rural Zone (where no precinct applies). The land was recently subdivided from one into four lots. The land borders Canungra Creek on the east which is subject to flooding and the land can become isolated during major flood events. A Low Density Residential Zone designation

was also considered in the analysis, however considering the risk of isolation in a flood and the flooding constraints of the land, the Rural Residential Zone was considered a more appropriate land use outcome. The amendment from Rural Zone to a Rural Residential Zone also discourages the potential for rural land use conflicts on already very small rural lots, and with the nearby township and residential areas.

Under section 6.2.16.2 of the Planning Scheme, the purpose of the Rural Residential Zone *is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. The lots do not have access to the sewer network and are considered to be consistent with other Rural Residential Zoned land nearby. The development constraints can be addressed by the Overlay Code requirements.

Note: As a result of the above proposal, Overlay Map OM-13 Minimum Lot Size Overlay is proposed to be amended to include the lots under the 4000m² Minimum Area precinct. See [Item 33](#) for this amendment.

Young Drive

The land is currently in the Low Density Residential Zone and the intent of the amendment is to appropriately reflect the approved subdivision. Under section 6.2.16.2 of the Planning Scheme, the purpose of the Rural Residential Zone *is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. The subject lots range from 4000m² to 8395m² and these parcels have no connection to the sewer network.

Note: As a result of the above proposal, Overlay Map OM-13 Minimum Lot Size Overlay is proposed to be amended to include the lots under the 4000m² Minimum Area precinct. See [Item 33](#).

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the Urban Footprint under Shaping SEQ 2023. Chapter 3 Part A, Outcome 1 Efficient Land Use requires new rural residential development to be located in the Urban Footprint only where land is unsuitable for urban use (see Strategy 1.6). Whilst the proposal is identifying more land in the Urban Footprint as Rural Residential Zone, the amendment:

- For Canungra Rise Estate - reflects the old approval for large residential lots and the purpose of the Rural Residential Zone better reflects the use of the land and the conservation values on some of the lots;
- For Coburg Road - reflects the size of the lots, the flooding constraints and isolation risks the land is subject to; and
- For Young Drive - reflects the size of the lots and lack of connection to the sewer network.

Proposed Changes

1. Amend the Zoning of the below lots to the Zone listed in Column 4 'Proposed Zoning'

Zone Map	Property Description	Address	Proposed Zoning and Precinct
ZM35	Lot 92 SP299037	4 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 93 SP299037	6 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 94 SP299037	8 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 95 SP299037	10 Seymour Drive	Rural Residential Zone (where no precinct

Zone Map	Property Description	Address	Proposed Zoning and Precinct
		CANUNGRA	applies)
	Lot 96 SP299037	12 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 97 SP299037	14 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 98 SP299037	16 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 99 SP299037	18 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 100 SP299037	20 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 101 SP299037	22 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 102 SP299037	24 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 103 SP299037	3 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 104 SP299037	1 Wojei Rise CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 105 SP299037	17 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 106 SP299037	15 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 107 SP299037	13 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 108 SP299037	11 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 109 SP299037	9 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 110 SP299037	7 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 111 SP299037	5 Seymour Drive CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 162 SP299037	7 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 163 SP299037	9 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 164 SP299037	11 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 165 SP299037	13 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 175 SP299037	14 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 176 SP299037	12 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 177 SP299037	10 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 178 SP299037	8 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 179 SP299037	2 Wojei Rise BENOBBLE	Rural Residential Zone (where no precinct applies)
	Lot 4 RP234475	6-14 Coburg Road,	Rural Residential Zone (where no precinct

Zone Map	Property Description	Address	Proposed Zoning and Precinct
		CANUNGRA	applies)
	Lot 7 SP323802	16 Coburg Road CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 8 SP323802	20 Coburg Road CANUNGRA	Rural Residential Zone (where no precinct applies)
	Lot 9 SP323802	26 Coburg Road CANUNGRA	Rural Residential Zone (where no precinct applies)
ZM18	Lot 25 SP334831	3 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 26 SP334831	5 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 27 SP334831	7 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 28 SP334831	9 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 29 SP334831	11 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 30 SP334831	13 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 31 SP334831	18 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 32 SP334831	16 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 33 SP334831	14 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 34 SP334831	12 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 35 SP334831	2 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 36 SP334831	4 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 37 SP334831	6 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)
	Lot 39 SP334831	10 Young Drive KALBAR	Rural Residential Zone (where no precinct applies)

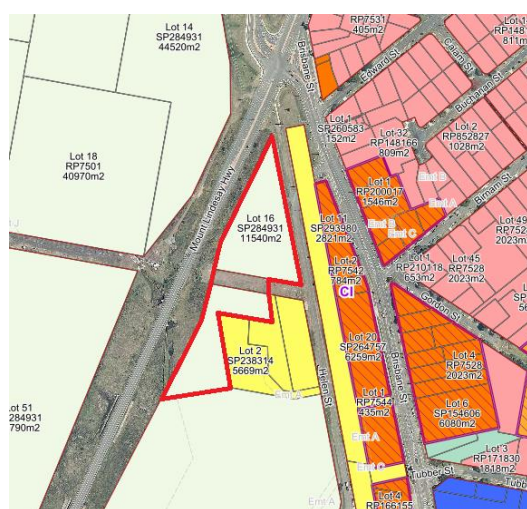
Item 22: Amendment of zone to Mixed Use Zone - Commercial Industry Precinct for lots at Beaudesert

Summary

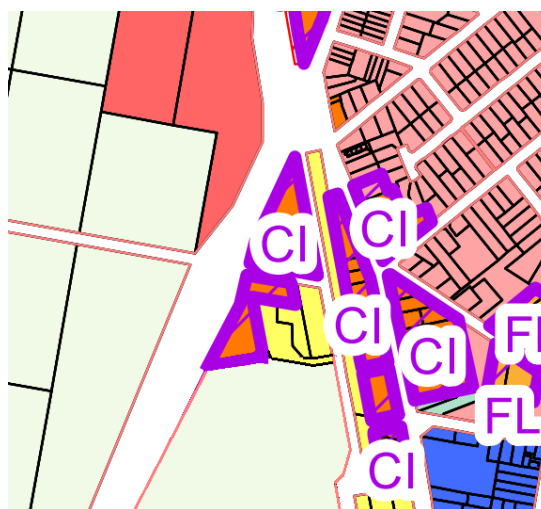
Amendment to Zone Map ZM33 to include Lots 16 and 17 SP284931, 65 Helen Street and Unnamed Road Beaudesert in the Mixed Use Zone - Commercial Industry Precinct.

Explanation

The amendment involves amending Zone Map ZM33 to include Lots 16 SP284931, 65 Helen Street and Lot 17 SP284931, Unnamed Road, BEAUDESERT in the Mixed Use Zone - Commercial Industry Precinct.



Current Zoning for L16-17 SP284931
(Rural Zone)



Proposed Zoning for L16-17 SP284931
(Mixed Use Zone - Commercial Industry Precinct)

The land is currently in the Rural Zone and within the Urban Footprint. The land is located next to Seqwater's bulk water supply infrastructure and the Beaudesert bypass on the west.

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The Mixed Use Zone - Commercial Industry Precinct designation is considered to be more suitable for the land.

Under section 6.2.13.2 of the planning scheme, the purpose of the Mixed Use Zone is to *provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities*. Specifically, the Commercial Industry Precinct aims to facilitate a mix of activities that may include business, non-convenience retailing, cafes and dining, lower impacting industrial uses and recreation uses to integrate with and support the centres of the region.

Both lots were considered to be consistent with the Mixed Use Zone - Commercial Industry Precinct land adjacent and consistent with other land east of Brisbane Street. Relevant development constraints can be addressed by the Overlay Code requirements.

A residential zoning was also investigated for the site, however the setback requirements for sensitive

uses from Seqwater's bulk water supply infrastructure would not be achievable and therefore, a commercial zoning was considered more appropriate.

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the Urban Footprint under Shaping SEQ 2023. In accordance with Chapter 3 Part B, the proposed change in zoning to Mixed Use Zone - Commercial Industry Precinct is consistent with the intent and description of the Urban Footprint.

Proposed Changes

1. Amend the zoning of the below lots to the zone listed in Column 4 'Proposed Zoning'.

Zone Map	Property Description	Address	Proposed Zoning
ZM33	Lot 16 SP284931	65 Helen Street BEAUDESERT	Mixed Use Zone - Commercial Industry Precinct
	Lot 17 SP284931	Unnamed Road BEAUDESERT	Mixed Use Zone - Commercial Industry Precinct

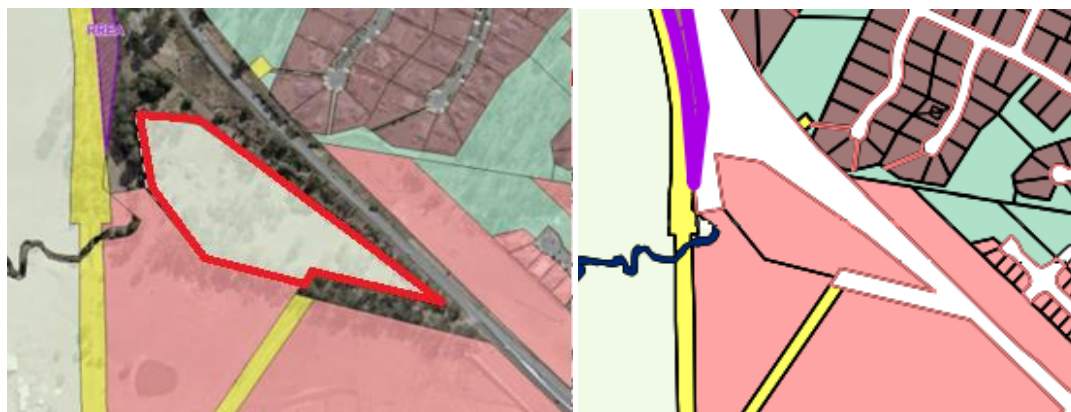
Item 23: Amendment to zone of Lot 1 SP224392 Gleneagle to Low-medium Density Residential Zone

Summary

Amendment to Zone Map ZM33 to include Lot 1 SP224392, Mt Lindesay Highway, Gleneagle in the Low-medium Density Residential Zone.

Explanation

The amendment involves amending Zone Map ZM33 to include Lot 1 SP224392, Mt Lindesay Highway GLENEAGLE in the Low-medium Density Residential Zone.



Current Zoning for L1 SP224392
(Rural Zone)

Proposed Zoning for L1 SP224392
(Low-medium Density Residential Zone)

The land is currently in the Rural Zone and is designated as Urban Footprint under *Shaping SEQ 2023*.

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. A Rural Zoning within an urban setting increases the potential for rural land use conflicts with the neighbouring residential lots. The subject site is therefore more suited to a Low-medium Density Residential Zone designation. Under section 6.2.9.2 of the Planning Scheme, the purpose of the Low-medium Density Residential Zone is to provide for:

- a) a variety of low to medium density dwelling types; and
- b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

This site was considered to be consistent with the adjacent residential land to the south and east and development constraints can be addressed by the Overlay Code requirements.

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the Urban Footprint under *Shaping SEQ 2023*. In accordance with Chapter 3 Part B, the proposed change in zoning is consistent with the intent and description of the Urban Footprint.

Proposed Changes

1. Amend the zoning of the below lots to the zone listed in Column 4 'Proposed Zoning'.

Zone Map	Property Description	Address	Proposed Zoning
ZM33	Lot 1 SP224392	Mt Lindesay Highway, GLENEAGLE	Low-medium Density Residential Zone.

Item 24: Amendment of zoning to Rural Residential Zone - Rural Residential A Precinct for lots in Canungra

Summary

Amendment to Zone Map ZM35 to include Lots 1-4 SP280498 and Lots 5-8 SP336900, 49-57 Geiger Road, Canungra in the Rural Residential Zone - Rural Residential A Precinct.

Explanation

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The amendment involves amending Zone Map ZM35 to include the below list of properties in the Rural Residential Zone - Rural Residential A Precinct.

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 1 SP280498	49 Geiger Road CANUNGRA	Rural Zone	Rural Residential Zone - Rural Residential A Precinct	ZM35
Lot 2 SP280498	51 Geiger Road CANUNGRA	Rural Zone	Rural Residential Zone - Rural Residential A Precinct	
Lot 3 SP280498	55 Geiger Road CANUNGRA	Rural Zone	Rural Residential Zone - Rural Residential A Precinct	
Lot 4 SP280498	57 Geiger Road CANUNGRA	Rural Zone	Rural Residential Zone - Rural Residential A Precinct	
Lot 5 SP336900	49B Geiger Road CANUNGRA	Rural Zone	Rural Residential Zone - Rural Residential A Precinct	
Lot 6 SP336900	49A Geiger Road CANUNGRA	Rural Zone	Rural Residential Zone - Rural Residential A Precinct	
Lot 7 SP336900	53 Geiger Road CANUNGRA	Rural Zone	Rural Residential Zone - Rural Residential A Precinct	
Lot 8 SP336900	55A Geiger Road CANUNGRA	Rural Zone	Rural Residential Zone - Rural Residential A Precinct	



Current Zoning for L1-4 SP280498 & L5-8 SP336900
(Rural Zone)

Proposed Zoning for L1-4 SP280498 & L5-8 SP336900
(Rural Residential Zone - Rural Residential A Precinct)

The land is currently in the Rural Zone, however, was recently reconfigured to eight large residential blocks and a residual rural block. The land borders Canungra Creek and the lots are isolated in a flood event. The lots are also highly fragmented and act as a transition area from the Urban Footprint to the Regional Landscape and Rural Production Area (Shaping SEQ 2023 designations).

Under section 6.2.16.2 of the Planning Scheme, the purpose of the Rural Residential Zone is to *provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. Specifically, the Rural Residential A Precinct aims to facilitate *low density residential living on large acreage lots in a semi-rural or natural landscape setting*. The subject land is therefore more suited to a Rural Residential Zone - Rural Residential A Precinct designation.

The amendment from Rural Zone to a Rural Residential Zoning also discourages the potential for rural land use conflicts on already very small rural lots.

Note: The above lots are not intended to be identified on Overlay Map OM-13 Minimum Lot Size Overlay given the area transitions from the Urban Footprint to the Regional Landscape and Rural Production Area (Shaping SEQ 2023) and the potential to increase the number of people isolated during flood events.

Note: No changes to the Zoning of Lot 9 SP336900 (Rural Zone) are proposed as part of this amendment.

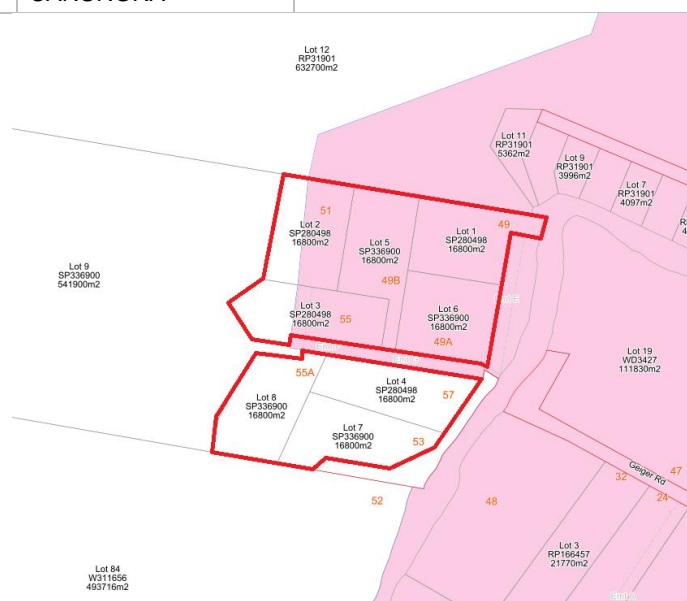
State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the either the Urban Footprint or the Regional Landscape and Rural Production Area under Shaping SEQ 2023 (refer to the below table). In accordance with Chapter 3 Part B, the proposed change in zoning is consistent with the intent and description of the Urban Footprint and Regional Landscape and Rural Production Area.

Property Description	Address	Proposed Zoning and Precinct
Lot 1 SP280498	49 Geiger Road CANUNGRA	Urban Footprint
Lot 2 SP280498	51 Geiger Road CANUNGRA	Part Urban Footprint, Part Regional Landscape and Rural Production Area

Property Description	Address	Proposed Zoning and Precinct
Lot 3 SP280498	55 Geiger Road CANUNGRA	Part Urban Footprint, Part Regional Landscape and Rural Production Area
Lot 4 SP280498	57 Geiger Road CANUNGRA	Regional Landscape and Rural Production Area
Lot 5 SP336900	49B Geiger Road CANUNGRA	Urban Footprint
Lot 6 SP336900	49A Geiger Road CANUNGRA	Urban Footprint
Lot 7 SP336900	53 Geiger Road CANUNGRA	Regional Landscape and Rural Production Area
Lot 8 SP336900	55A Geiger Road CANUNGRA	Regional Landscape and Rural Production Area



Shaping SEQ 2023 Designation (Pink is Urban Footprint)

For the land located in the Urban Footprint under Shaping SEQ 2023, Chapter 3 Part A, Outcome 1 Efficient Land Use requires new rural residential development to be located in the Urban Footprint only where land is unsuitable for urban use (see Strategy 1.6). Whilst the proposal is identifying more land in the Urban Footprint as Rural Residential Zone, the amendment reflects the size of the lots and the constraints of the land. Further residential intensification of development in this area is not envisaged for the life of the planning scheme.

Proposed Changes

1. Amend the Zoning of the below lots to the Zone listed in Column 4 'Proposed Zoning'

Zone Map	Property Description	Address	Proposed Zoning and Precinct
ZM35	Lot 1 SP280498	49 Geiger Road CANUNGRA	Rural Residential Zone - Rural Residential A Precinct
	Lot 2 SP280498	51 Geiger Road CANUNGRA	Rural Residential Zone - Rural Residential A Precinct
	Lot 3 SP280498	55 Geiger Road CANUNGRA	Rural Residential Zone - Rural Residential A Precinct
	Lot 4 SP280498	57 Geiger Road CANUNGRA	Rural Residential Zone - Rural Residential A Precinct
	Lot 5 SP336900	49B Geiger Road CANUNGRA	Rural Residential Zone - Rural Residential A Precinct
	Lot 6 SP336900	49A Geiger Road CANUNGRA	Rural Residential Zone - Rural Residential A Precinct
	Lot 7 SP336900	53 Geiger Road CANUNGRA	Rural Residential Zone - Rural Residential A Precinct
	Lot 8 SP336900	55A Geiger Road CANUNGRA	Rural Residential Zone - Rural Residential A Precinct

Item 25: Amendment to zoning of Lot 37 SP185265 Aratula to Township Zone (where no precinct applies)

Summary

Amendment to Zone Map ZM28 to include Lot 37 SP185265, 6883 Cunningham Highway, Aratula in the Township Zone (where no precinct applies).

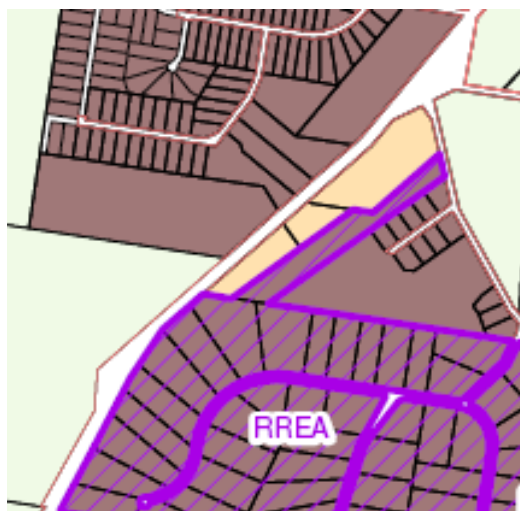
Explanation

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. A service station was recently approved and built on the subject site. The amendment involves amending Zone Map ZM28 to include the following lot in the Township Zone (where no precinct applies):

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 37 SP185265	6883 Cunningham Highway ARATULA	Rural Residential Zone - Rural Residential A Precinct	Township Zone (where no precinct applies)	ZM28



Current Zoning for L37 SP185265
(Rural Residential Zone - Rural Residential A Precinct)



Proposed Zoning for L37 SP185265
(Township Zone (where no precinct applies))

The lot is currently in the Rural Residential Zone - Rural Residential A Precinct and a service station is inconsistent in this zone. The Township Zone (where no precinct applies) designation is a more suitable zone as a service station considered a 'consistent use' and the designation is a natural extension of the zoning from the adjoining property in the north east. The land is generally unconstrained and suitable for Township Zone related activities. Section 6.2.19.2 of the Planning Scheme outlines the purpose of the Township Zone, which is to provide for:

- a) small to medium urban areas in a rural area; and
- b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities;

and

- c) *tourist attractions and short-term accommodation, if appropriate for the area.*

*Note: As a result of the above proposal, Overlay Map OM-13 Minimum Lot Size Overlay is proposed to be amended to remove the above lot from the 1ha Minimum Area precinct. See **Item 33** for this amendment.*

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the Urban Footprint under *Shaping SEQ 2023*. In accordance with Chapter 3 Part B, the proposed change in zoning to Township Zone (where no precinct applies) is consistent with the intent and description of the Urban Footprint.

Proposed Changes

1. Amend the zoning of the below lot to the Zone listed in Column 4 'Proposed Zoning and Precinct'

Zone Map	Property Description	Address	Proposed Zoning and Precinct
ZM28	Lot 37 SP185265	6883 Cunningham Highway ARATULA	Township Zone (where no precinct applies)

Item 26: Amendment to land designated Recreation and Open Space Zone that is privately owned in Burnett Creek, Kooralbyn, Christmas Creek and Tamborine

Summary

Amendments to convert privately owned land designated as Recreation and Open Space Zone to a more suitable zone.

Explanation

The amendment involves amending Zone Maps ZM24, ZM42, ZM43, ZM55, and ZM59 to the following:

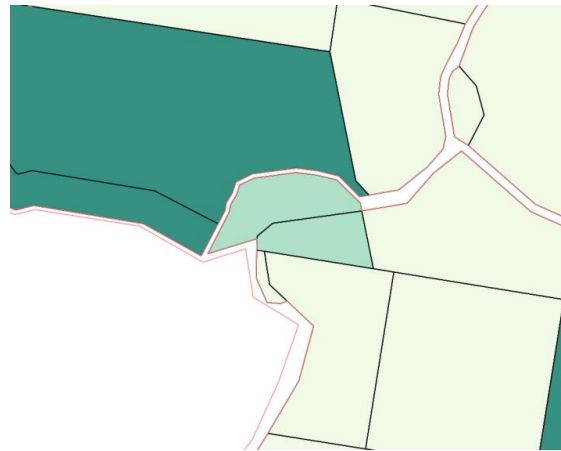
Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 1 SP317050	2821 Carneys Creek Road BURNETT CREEK	Recreation and Open Space Zone (where no precinct applies)	Rural Zone (where no precinct applies)	ZM59
Lot 2 SP145145	1-17 Ogilvie Place KOORALBYN	Recreation and Open Space Zone (where no precinct applies)	Parcel to be split zoned: <ul style="list-style-type: none"> No change north of Ogilvie Place - Recreation and Open Space Zone (where no precinct applies) South of Ogilvie Place - Rural Residential Zone (where no precinct applies) 	ZM43
Lot 140 SP296603	236-280 Wellington Bundock Drive KOORALBYN	Recreation and Open Space (where no precinct applies)	Rural Residential Zone - Rural Residential A Precinct	ZM42 & ZM43
Lot 183 RP 197821	151-161 Wellington Bundock Drive KOORALBYN	Recreation and Open Space (where no precinct applies)	Rural Residential Zone - Rural Residential A Precinct	ZM43
Lot 235 SP266415	98 Fedamore Road CHRISTMAS CREEK	Recreation and Open Space (where no precinct applies)	Rural Zone (where no precinct applies)	ZM55
Lot 200 SP230704	23-25 Riemore Circuit TAMBORINE	Recreation and Open Space (where no precinct applies)	Parcel to be split zoned: <ul style="list-style-type: none"> No change to northern part - Recreation and Open Space Zone (where no precinct applies) Southern part - Rural Residential Zone (Rural Residential A Precinct) 	ZM24

Scenic Rim Planning Scheme 2020 106

2821 Carneys Creek Road BURNETT CREEK (Lot 1 SP317050)



*Current Zoning for L1 SP317050
(Recreation and Open Space (where no precinct applies))*



*Proposed Zoning for L1 SP317050
(Rural Zone (where no precinct applies))*

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The lot is currently in the Recreation and Open Space Zone. The lot was part of a subdivision (one into two lots) and the smaller lot (the subject site) was sold to private ownership. The lot has a dwelling house and the adjoining lot is in the Rural Zone. The purpose of the Rural Zone is:

- 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 proposed Rural Zone is consistent with neighbouring land, and reflects the private ownership and existing development on the land.

1-17 Ogilvie Place KOORALBYN (Lot 2 SP145145)



Current Zoning for L2 SP145145
(Recreation & Open Space Zone (where no precinct applies))



Proposed Zoning for L2 SP145145
(Split Zone - Recreation & Open Space Zone (where no precinct applies) in green and Rural Residential Zone (where no precinct applies) in brown)

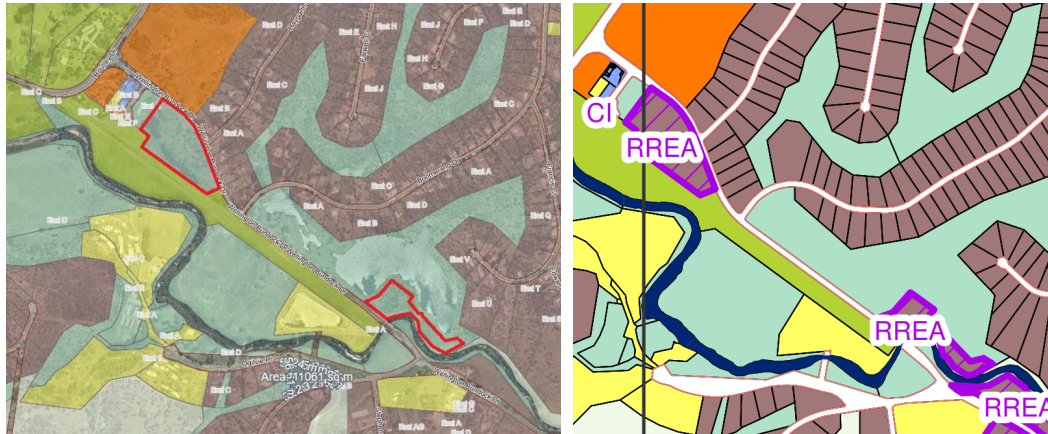
The land is currently in the Recreation and Open Space Zone and is designated as Urban Footprint under *Shaping SEQ 2023*. The lot is comprised of three (3) parts. Two (2) parts of the lot are located to the north of the road (Ogilvie Place) and one (1) part of the lot is located on the southern side of the road (Ogilvie Place).

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The northern portions of the lot are subject to flooding (100%) and the zoning is consistent with neighbouring properties. Therefore no amendment is proposed for the northern portions of the land.

The southern part of the lot (approximately 11,060m²) is subject to very minor flooding and the relevant development constraints can be addressed by the Overlay Code requirements. Surrounding lots are identified as Rural Residential Zone (where no precinct applies). Under section 6.2.16.2 of the Planning Scheme, the purpose of the Rural Residential Zone is to *provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. The southern portion of the lot is more suited to a Rural Residential Zoning (where no precinct applies).

Note: As a result of the above proposal, Overlay Map OM-13 Minimum Lot Size Overlay is proposed to be amended to include the lot under the 4000m² Minimum Area precinct. See [Item 33](#).

Wellington Bundock Drive KOORALBYN (Lot 140 SP296603 & Lot 183 RP197821)



Current Zoning of Lot 140 SP296603 & Lot 183 RP197821
(Recreation and Open Space Zone (where no precinct applies))
Precinct)

Proposed Zoning of Lot 140 SP296603 & Lot 183 RP197821
(Rural Residential Zone - Rural Residential A

Both lots are located in the Recreation and Open Space Zone and is categorised under *Shaping SEQ 2023* as *Urban Footprint*.

The rural residential zoning is consistent with surrounding zones and the development constraints can be addressed by the Overlay Code requirements. Under section 6.2.16.2 of the Planning Scheme, the purpose of the Rural Residential Zone is to *provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. Given the size of the lots, the Rural Residential A Precinct is appropriate as it aims to facilitate *low density residential living on large acreage lots in a semi-rural or natural landscape setting*.

Whilst the land is located in the Urban Footprint, further subdivision of the land is not recommended due to the proximity to the Kooralbyn airfield. To avoid the potential for conflict with sensitive uses, the lots will not be identified on Overlay Map OM-13 Minimum Lot Size Overlay.

98 Fedamore Road CHRISTMAS CREEK (Lot 235 SP266415)



Current Zoning for L235 SP266415
(Recreation and Open Space Zone (where no precinct applies))



Proposed Zoning for L235 SP266415
(Rural Zone (where no precinct applies))

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The lot is currently in the Recreation and Open Space Zone (where no precinct applies).

The lot has a dwelling house and sheds, and surrounding lots are located in the Rural Zone. The purpose of the Rural Zone is:

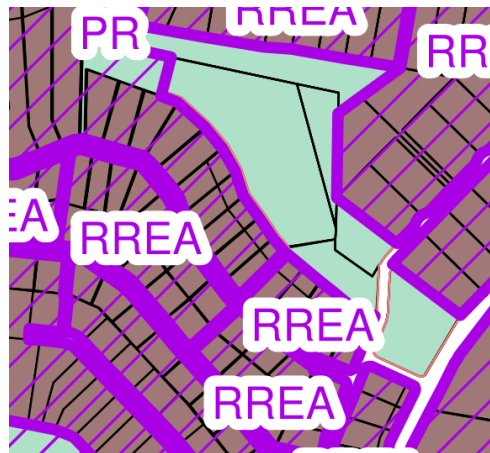
- a. *provide for rural uses and activities; and*
- b. *provide for other uses and activities that are compatible with:*
 - iii. *existing and future rural uses and activities; and*
 - iv. *the character and environmental features of the zone; and*
- c. *maintain the capacity of land for rural uses and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

The proposed Rural Zone is consistent with neighbouring lands, and better reflects the private ownership of the land and the residential use existing on the land (Dwelling House).

23-25 Riemore Circuit TAMBORINE (Lot 200 SP230704)



Current Zoning for L200 SP231704
(Recreation and Open Space Zone (where no precinct applies))



Proposed Zoning for L200 SP231704
(Northern part - Recreation and Open Space (where no precinct applies. Southern part - Rural Residential Zone - Rural Residential A Precinct))

The land is currently in the Recreation and Open Space Zone and is designated as Rural Living Area under *Shaping SEQ2023*. The lot comprises two (2) parts. One part of the lot is located in the north, and one (1) part of the lot is located in the south and fronts Riemore Circuit. The amendment involves amending Zone Map ZM24 to include the southern part of Lot 200 SP230704, 23-25 Riemore Circuit TAMBORINE in the Rural Residential Zone - Rural Residential A Precinct.

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The northern portion of the lot is subject to flooding (100%) with a 'High' hazard rating and consists of open space with water bodies. Therefore no amendment is proposed for the northern portion of the land.

The southern part of the lot is proposed to be included in the Rural Residential Zone - Rural Residential A Precinct, which is consistent with surrounding land. The lot is partially subject to flooding, however a building envelope is identified on the site which outlines a permitted building footprint. Under section 6.2.16.2 of the Planning Scheme, the purpose of the Rural Residential Zone is to *provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*. Further, the Rural Residential A Precinct is appropriate as it aims to facilitate *low density residential living on large acreage lots in a semi-rural or natural landscape setting*.

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the either the Urban Footprint, Rural Living Area or the Regional Landscape and Rural Production Area under *Shaping SEQ 2023* (refer to the below table). In accordance with Chapter 3 Part B, the proposed change in zoning is consistent with the intent and description of the Urban Footprint, Rural Living Area and the Regional Landscape and Rural Production Area.

Property Description	Address	Proposed Zoning and Precinct
Lot 1 SP317050	2821 Carneys Creek Road BURNETT CREEK	Regional Landscape and Rural Production Area
Lot 2 SP145145	1-17 Ogilvie Place KOORALBYN	Urban Footprint
Lot 140 SP296603	236-280 Wellington Bundock Drive KOORALBYN	Urban Footprint
Lot 183 RP 197821	151-161 Wellington Bundock Drive KOORALBYN	Urban Footprint
Lot 235 SP266415	98 Fedamore Road CHRISTMAS CREEK	Regional Landscape and Rural Production Area
Lot 200 SP230704	23-25 Riemore Circuit TAMBORINE	Rural Living Area

Proposed Changes

1. Amend the Zoning of the below lots to the Zone listed in Column 4 'Proposed Zoning and Precinct'

Zone Map	Property Description	Address	Proposed Zoning and Precinct
ZM59	Lot 1 SP317050	2821 Carneys Creek Road BURNETT CREEK	Rural Zone (where no precinct applies)
ZM43	Lot 2 SP145145	1-17 Ogilvie Place KOORALBYN	Parcel to be split zoned: <ul style="list-style-type: none"> No change north of Ogilvie Place - Recreation and Open Space Zone (where no precinct applies) South of Ogilvie Place - Rural Residential Zone (where no precinct applies)
ZM42 & ZM43	Lot 140 SP296603	236-280 Wellington Bundock Drive KOORALBYN	Rural Residential Zone - Rural Residential A Precinct
ZM43	Lot 183 RP 197821	151-161 Wellington Bundock Drive KOORALBYN	Rural Residential Zone - Rural Residential A Precinct
ZM55	Lot 235 SP266415	98 Fedamore Road CHRISTMAS CREEK	Rural Zone (where no precinct applies)
ZM24	Lot 200 SP230704	23-25 Riemore Circuit TAMBORINE	Parcel to be split zoned: <ul style="list-style-type: none"> No change to northern part - Recreation and Open Space Zone (where no precinct applies) Southern part - Rural Residential Zone (Rural Residential A Precinct)

Item 27: Amendment to zoning of Lot 170 RP888308 and Lot 169 WD5071 Beaudesert to Mixed Use (where no precinct applies)

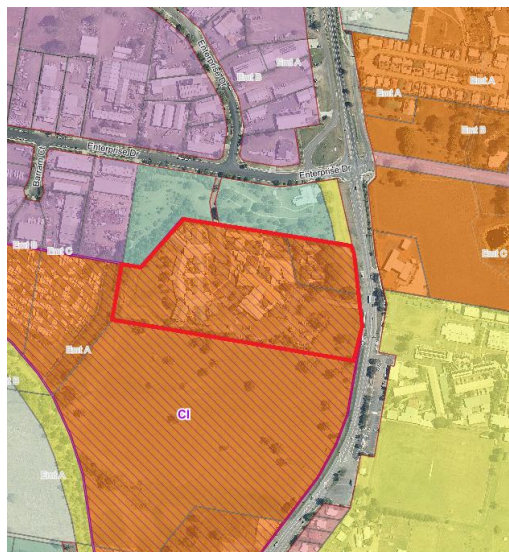
Summary

Amendment to Zone Map ZM33 to include Lot 170 RP888308, 210-218 Brisbane Street BEAUDESERT and Lot 169 WD5071, 220-226 Brisbane Street BEAUDESERT in the Mixed Use Zone (where no precinct applies).

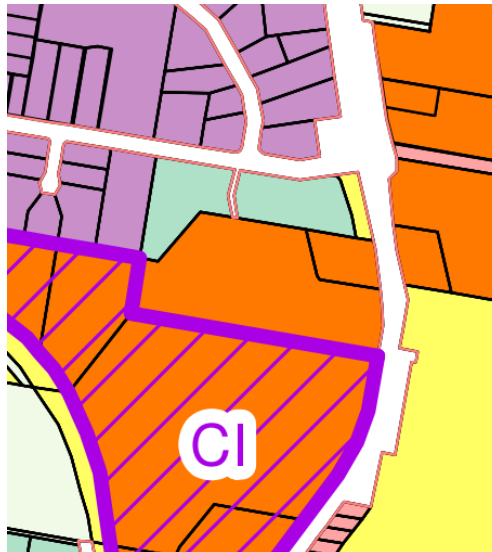
Explanation

The amendment involves amending Zone Map ZM33 to include the following lots in the Mixed Use Zone (where no precinct applies).

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 170 RP888308	210-218 Brisbane Street BEAUDESERT	Mixed Use Zone (Commercial-industry precinct)	Mixed Use Zone (where no precinct applies)	ZM33
Lot 169 WD5071	220-226 Brisbane Street BEAUDESERT	Mixed Use Zone (Commercial-industry precinct)	Mixed Use Zone (where no precinct applies)	ZM33



Current Zoning of L170 RP88308 and L169 WD5071



Proposed Zoning for L170 RP88308 and L169 WD5071

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The land is currently in the Mixed Use Zone - Commercial Industry Precinct, which does not support residential activities (other than Caretaker's Accommodation). An aged care facility (Wongaburra) is established on Lot 170 and 12 dwelling units are established on Lot 169. Mixed Use Zoning (where no precinct applies) better supports the existing residential activities on the land and

maintains consistency with the zoning opposite the site (along Brisbane Street). Development constraints can be addressed by the Overlay Code requirements.

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the Urban Footprint under Shaping SEQ 2023. In accordance with Chapter 3 Part B, the proposed change in zoning to Mixed Use Zone (where no precinct applies) is consistent with the intent and description of the Urban Footprint.

Proposed Changes

1. Amend the zoning of the below lot to the Zone listed in Column 4 'Proposed Zoning and Precinct'

Zone Map	Property Description	Address	Proposed Zoning and Precinct
ZM33	Lot 170 RP888308	210-218 Brisbane Street BEAUDESERT	Mixed Use Zone (where no precinct applies)
ZM33	Lot 169 WD5071	220-226 Brisbane Street BEAUDESERT	Mixed Use Zone (where no precinct applies)

Item 28: Amendment to zoning of Lot 158 MAR617 and Lot 162 CC3601 Harrisville to Township Zone - Township Residential Precinct

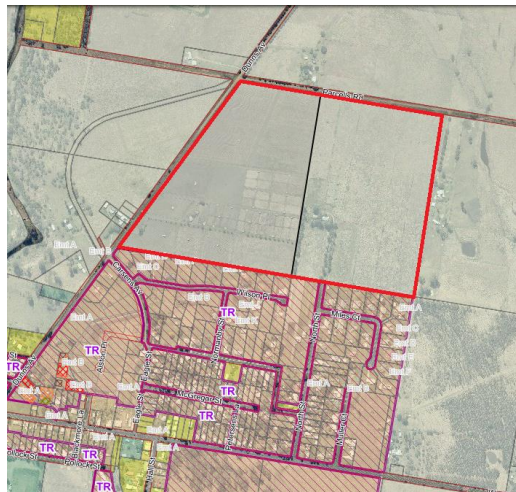
Summary

Amendment to Zone Map ZM08 to include Lot 158 MAR617, 67-133 Dunns Avenue, Harrisville and Lot 162 CC3601, 60 North Street, Harrisville in the Township Zone - Township Residential Precinct.

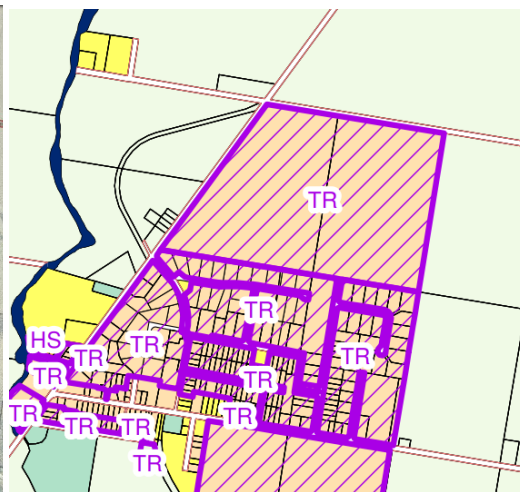
Explanation

The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The amendment involves amending Zone Map ZM08 to include the following lots in the Township Zone - Township Residential Precinct:

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 158 MAR617	67-133 Dunns Avenue HARRISVILLE	Rural Zone (where no precinct applies)	Township Zone - Township Residential Precinct	ZM08
Lot 162 CC3601	60 North Street HARRISVILLE	Rural Zone (where no precinct applies)	Township Zone - Township Residential Precinct	ZM08



Current Zoning of L158 MAR617 & L162 CC3601
(Rural Zone (where no precinct applies))



Proposed Zoning for L158 MAR617 & L162 CC3601
(Township Zone - Township Residential Precinct)

The current zoning of this lot is Rural Zone (where no precinct applies) and both lots have recently been re-categorised under *Shaping SEQ 2023* from *Regional Landscape and Rural Production Area* to *Urban Footprint*.

The purpose of the Township Zone - Township Residential Precinct is to provide for:

- a. *small to medium urban areas in a rural area; and*
- b. *a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and*
- c. *tourist attractions and short-term accommodation, if appropriate for the area.*

Specifically, the Township Residential Precinct aims to:

- a. *facilitates low density residential living on large lots; and*
- b. *protects the high level of residential amenity and privacy expected in the precinct;*

The Township Zone - Township Residential Precinct designation is consistent with adjacent zoning and the development constraints can be addressed by the Overlay Code requirements. The proposed zoning also reflects an approved aged care facility on Lot 162 CC3601. The Township Zone - Township Residential Precinct would support unsewered lot creation of appropriate sizes and provide opportunities for additional residential development in the township. Additional development would support the sustainability of businesses and community activities in Harrisville.

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the Urban Footprint under Shaping SEQ 2023. In accordance with Chapter 3 Part B, the proposed change in zoning to Township Zone - Township Residential Precinct is consistent with the intent and description of the Urban Footprint.

Proposed Changes

1. Amend the zoning of the below lot to the Zone listed in Column 4 'Proposed Zoning and Precinct'

Zone Map	Property Description	Address	Proposed Zoning and Precinct
ZM08	Lot 158 MAR617	67-133 Dunns Avenue HARRISVILLE	Township Zone - Township Residential Precinct.
ZM08	Lot 162 CC3601	60 North Street HARRISVILLE	Township Zone - Township Residential Precinct

Item 29: Amendment to zoning of Lots 17-33 RP28761 at Harrisville to Limited Development Zone - Historical Subdivision Precinct

Summary

Amendment to Zone Map ZM08 to include Lots 17-28 RP28761, Warrill View Peak Crossing Road, Harrisville and Lots 29-33 RP28761, Wilsons Plains Road, Harrisville in the Limited Development Zone - Historical Subdivision Precinct.

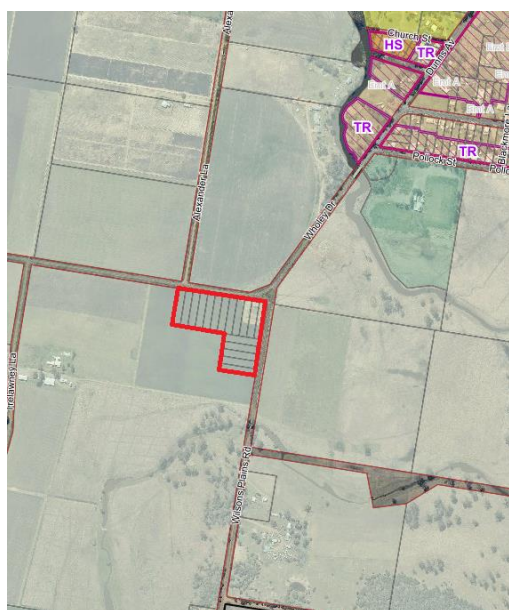
Explanation

Amendments to Zone Map

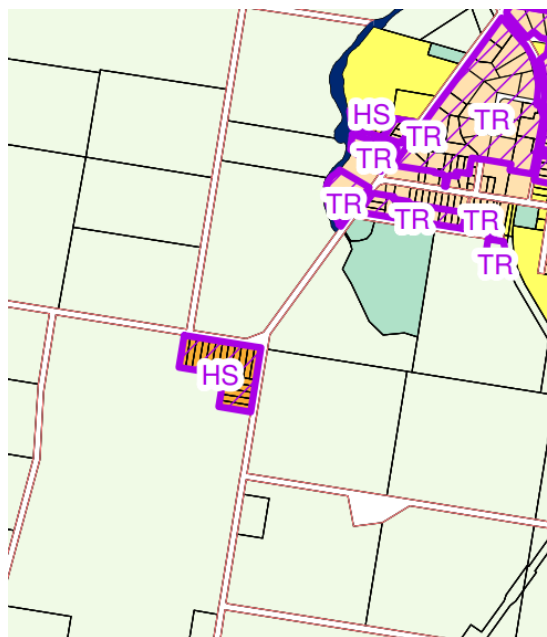
The planning scheme is required to identify the most suitable zone for each parcel of land within the region. The amendment involves amending Zone Map ZM08 to include the below list of properties in the Limited Development Zone - Historical Subdivision Precinct.

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 17 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	ZM08
Lot 18 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 19 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 20 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 21 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 22 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 23 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 24 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 25 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 26 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 27 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 28 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 29 RP28761	Wilsons Plains Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 30 RP28761	15 Wilsons Plains Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 31 RP28761	17 Wilsons Plains Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 32 RP28761	Wilsons Plains Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	
Lot 33 RP28761	Wilsons Plains Road HARRISVILLE	Rural Zone (where no precinct applies)	Limited Development Zone - Historical Subdivision Precinct	



Current Zoning of Lots 17-33 RP28761
(Rural Zone (where no precinct applies))

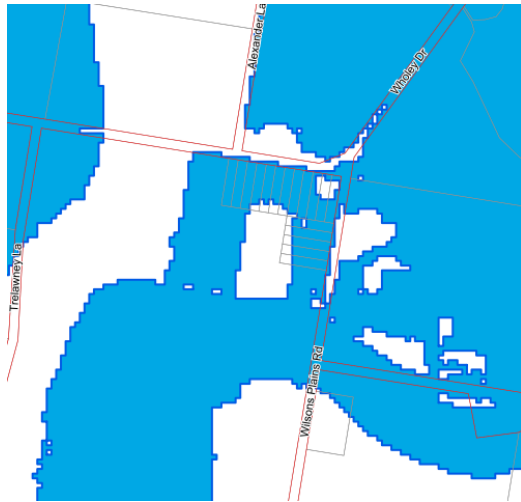


Proposed Zoning of Lots 17-33 RP28761
(Limited Development Zone - Historical Subdivision Precinct)

The land is currently within the Rural Zone (where no precinct applies) and the lots are categorised under *Shaping SEQ 2023* as *Regional Landscape and Rural Production Area*.

The purpose of the Limited Development Zone is to identify land that is significantly affected by 1 or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography. The Historical Subdivision Precinct caters for small isolated lots within a rural setting, which have limited access to services and infrastructure. The precinct encourages the amalgamation of land to ensure that

wastewater services can be adequately accommodated for onsite. Under the precinct, a Dwelling house can be provided where on a lot at least 2ha in size. The subject lots are 2,023m² each and the proposed zoning would therefore encourage an amalgamation of all properties to establish a Dwelling house if the 2ha minimum requirement is applied. Importantly, all the lots are constrained by flooding and a Limited Development Zone - Historical Subdivision Precinct designation (requiring the amalgamation of lots to establish a house) would reduce the potential number of households at risk during a flood.

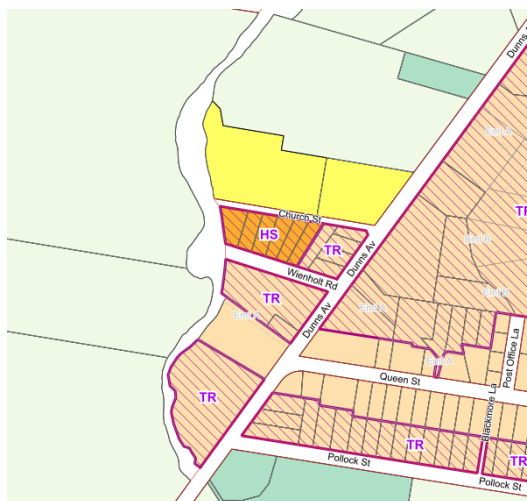


Overlay OM-06-B Flood Hazard Overlay Map - Category Area

(Blue represents Defined Flood Area)

Amendments to Policy

Given the subject lots are located in the locality of Harrisville, to provide clarity that a minimum of 2ha is required to establish a Dwelling house (and not 4,000m² where located in Harrisville as the policy states), amendments to parts of the Planning Scheme are required. The amendments include a reference to *Wienholt Road* when Harrisville is mentioned in the policy. The below image shows the locality of the lots along Wienholt Road that are subject to the policy requiring a minimum 4,000m² lot size to establish a dwelling. The combined total area that is zoned Historical Subdivision Precinct along Wienholt Road is 7,114m².



Current Zone Map: Limited Development Zone - Historical Subdivision Precinct (in orange with precinct text 'HS') at Wienholt Road, Harrisville that is subject to a 4000m² minimum lot size for a Dwelling House.



Aerial of Wienholt Road properties (the Bowels Club) with a Historical Subdivision Precinct designation.

In summary, the relevant Planning Scheme sections that require the amendments include:

- Table of assessment for a Material Change of Use within the Zone;
- Table of assessment for reconfiguring a lot (subdivision); and
- The Zone code.

Refer to the 'Proposed Changes' section of this item for the policy amendments.

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

The subject lands are located in the Regional Landscape and Rural Production Area under *Shaping SEQ 2023*. In accordance with Chapter 3 Part B, the proposed change in zoning to Limited Development Zone - Historical Subdivision Precinct is consistent with the intent and description of the Regional Landscape and Rural Production Area designation.

Proposed Changes

1. Amend the zoning of the below lots to the Zone listed in Column 4 'Proposed Zoning and Precinct'.

Zone Map	Property Description	Address	Proposed Zoning and Precinct
ZM08	Lot 17 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 18 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 19 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 20 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 21 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 22 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 23 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 24 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 25 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 26 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 27 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 28 RP28761	Warrill View Peak Crossing Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 29 RP28761	Wilsons Plains Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 30 RP28761	15 Wilsons Plains Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 31 RP28761	17 Wilsons Plains Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 32 RP28761	Wilsons Plains Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct
	Lot 33 RP28761	Wilsons Plains Road HARRISVILLE	Limited Development Zone - Historical Subdivision Precinct

2. In Part 5 Tables of Assessment, Section 5.5 Categories of Development and Assessment - Material Change of Use, Section 5.5.6 Limited Development Zone, amend Table 5.5.6.3 - Limited Development Zone - Historical Subdivision Precinct, as shown below:

Table 5.5.6.3 - Limited Development Zone - Historical Subdivision Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house	Accepted subject to requirements	
	If: 1. obtaining access from a constructed road and the lot is a minimum of 2ha; or 2. where located in Wienholt Road , Harrisville and obtaining access from a constructed road and the lot is a minimum of 4000m ² .	Dwelling House Code
	Code Assessment	
	If: 1. not obtaining access from a constructed road and the lot is a minimum of 2ha; or 2. where located in Wienholt Road , Harrisville and not obtaining access from a constructed road and the lot is a minimum of 4000m ² .	Limited Development Zone Code Dwelling House Code

3. In Part 5 Tables of Assessment, Section 5.6 Categories of Development and Assessment - Reconfiguring a Lot, amend Table 5.6.1—Reconfiguring a Lot, as shown below:

Table 5.6.1—Reconfiguring a Lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Limited Development Zone - Historical Subdivision Precinct	Code assessment	
	If: 1. all proposed lots are 2 hectares or greater where not located in Wienholt Road , Harrisville; or 2. all proposed lots are 4000m ² or greater where located in Wienholt Road , Harrisville.	Limited Development Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme

4. In Part 6 Zones, Section 6.2.6 Limited Development Zone Code, amend 6.2.6.2 Purpose and Overall Outcomes, point 5, as shown below:
5. The purpose of the **Limited Development Zone Code - Historical Subdivision Precinct** will be achieved through the following overall outcomes:
- b. **Land uses:**
 - i. are compatible with the limited level of infrastructure and service provision;
 - ii. provide for a Dwelling house on a lot at least 2ha (or where in [Wienholt Road](#), Harrisville, 4000m²) in area where safe and lawful access to a constructed road is obtained;
 - iii. include very low impact rural activities;
 - iv. are limited to:

- A. the uses listed as a consistent use in column 1 of **Table 6.2.6.2.3 - Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct**; or
 - B. the uses listed as potentially consistent uses in column 2 of **Table 6.2.6.2.3 - 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;
 - v. where not listed in **Table 6.2.6.2.3 Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct** are inconsistent uses and are not intended to occur in the precinct;
 - c. **Character:**
 - i. consists predominantly of Dwelling houses on lots with a minimum area of 2ha (or where in [Wienholt Road](#), Harrisville, 4000m²) in a rural or natural landscape setting;
5. In Part 6 Zones, Section 6.2.6 Limited Development Zone Code, amend Table 6.2.6.2.3 - Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct, as shown below:

Table 6.2.6.2.3 - Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
Dwelling house (where the lot is a minimum 2 ha (or where in Wienholt Road , Harrisville, 4000m ²)) Home based business (if not involving Industrial activities other than minor industrial activities)	

6. In Part 6 Zones, Section 6.2.6 Limited Development Zone Code, amend Table 6.2.6.3.2 - Assessable Development - Historical Subdivision Precinct, as shown below:

Table 6.2.6.3.2—Assessable Development - Historical Subdivision Precinct

Performance Outcomes	Acceptable Outcomes
Land Uses	
PO1 Development being a Dwelling house: 1. facilitates low density rural living; and 2. is located on a lot having a minimum area of 2 ha (or where in Wienholt Road , Harrisville, 4000m ²).	AO1 No Acceptable Outcome is prescribed.

Item 30: Update to Agricultural Land Classification Mapping

Summary

Update mapping to display the latest available Agricultural Land Classes (Class A and B) data on *Overlay Map OM-01 Agricultural Land Overlay* and *Strategic Framework Map SFM-02 Growing Economy*.

Explanation

The amendment involves updating *Overlay Map OM-01 Agricultural Land Overlay* and *Strategic Framework Map SFM-02 Growing Economy* to reflect the latest Queensland agricultural land classes - land class A and B mapping and updated SPP mapping.

Overlay Map OM-01 Agricultural Land Overlay

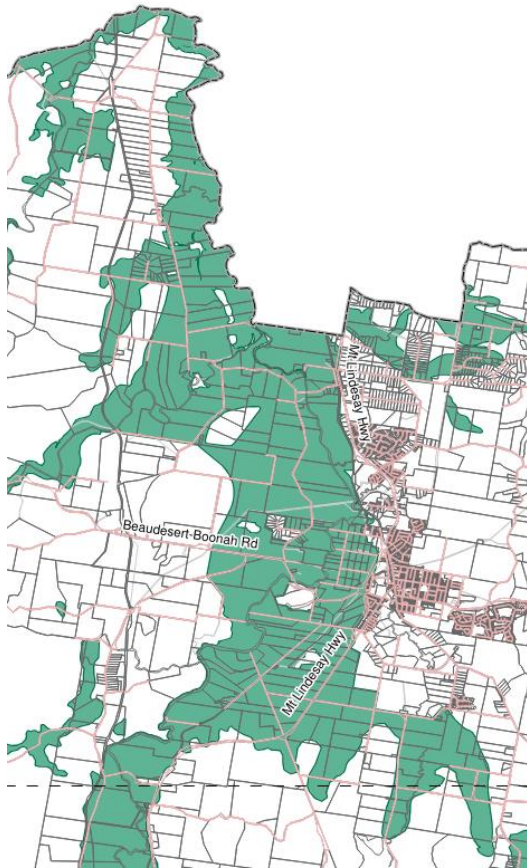
Proposed amendment involves updating the **Agricultural Land Classification (Class A and Class B)** and a subsequent update of the **Agricultural Land Buffer Area** layer given the change in the Agricultural Land Classification data.

- **Agricultural Land Classification (Class A and Class B)** layer - Using the latest available *Queensland Agricultural Land Classes - Land Class A and B with Urban Mask* data (publication date 29 July 2020), updated Urban Footprint boundaries released under the Shaping SEQ plan in December 2023 were removed to reflect the prioritisation of urban areas.
- **Agricultural Land Buffer Area** layer - A 40m buffer has been created around the above data to represent the updated **Agricultural Land Buffer Area**.

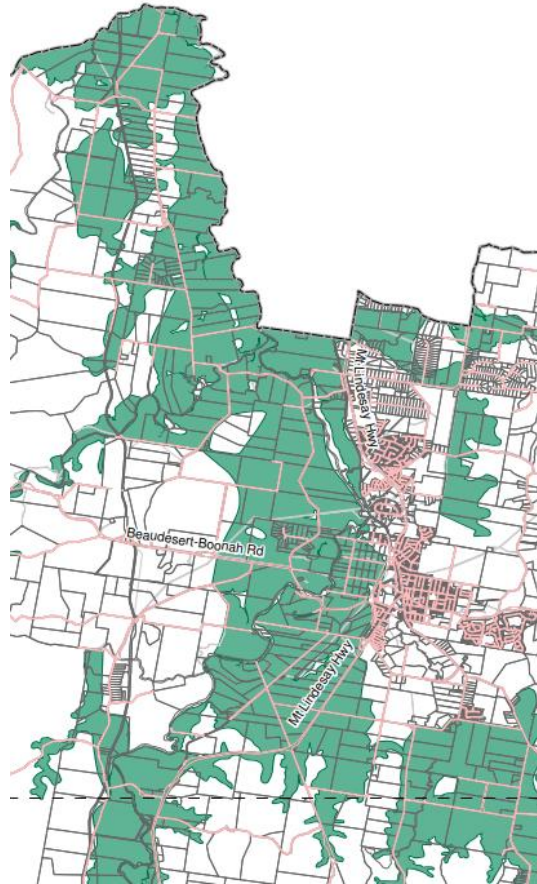
For noting, there have been no changes in the mapping methodology between the current and proposed versions of the Agricultural Land Overlay Map. Refer to Attachment 2 - Proposed Overlay Maps to view amended *Overlay Map OM-01 Agricultural Land Overlay*.

Strategic Framework Map SFM-02 Growing Economy

Proposed amendment involves updating **Agricultural Land Classification (Class A and Class B)** layer. The finalised **Agricultural Land Classification (Class A and Class B)** layer created under *Overlay Map OM-01 Agricultural Land Overlay* has been used to update this map. Refer to Attachment 1 - Proposed Strategic Framework Maps to view amended *Strategic Framework Map SFM-02 Growing Economy*.



Example of current mapping (30.06.2023)



Example of proposed mapping

Areas Impacted

Most of the mapping changes have occurred in the Logan and Albert River Catchment Area.

State Interests

State Planning Policy 2017 - Planning for Economic Growth: Agriculture

The proposal takes into consideration the State Interest component regarding agriculture. In accordance with Policy (2) the update of the mapping assists in the protection of Agricultural Land Classification Class A and Class B. The *Queensland Agricultural Land Classes - Land Class A and B with Urban Mask* data is the latest SPP mapping available. The buffer width (of 40m) surrounding the Class A and Class B land remains the same policy as the existing mapping, and assists in achieving (2)(b) avoiding development that will have an irreversible impact on adjacent Class A and Class B land.

Proposed Changes

1. Amend the following maps under Schedule 2 Mapping - SC2.5 Overlay Maps, to update the **Agricultural Land Classification (Class A and Class B)** and **Agricultural Land Buffer Area** layers:
 - OM-01.1 Agricultural Land Overlay
 - OM-01.2 Agricultural Land Overlay
 - OM-01.3 Agricultural Land Overlay
 - OM-01.4 Agricultural Land Overlay(Refer to Attachment 2)
2. Amend SFM-02 Growing Economy under Schedule 2 Mapping - SC2.2 Strategic Framework Maps, to update **Agricultural Land Classification (Class A and Class B)** layer.
(Refer to Attachment 1)

Item 31: Update to Key Resource Area (KRA) Mapping

Summary

Update mapping to display the latest available Key Resource Area (KRA) data on *Overlay Map OM-05 Extractive Resources Overlay* and *Strategic Framework Map SFM-02 Growing Economy*.

Explanation

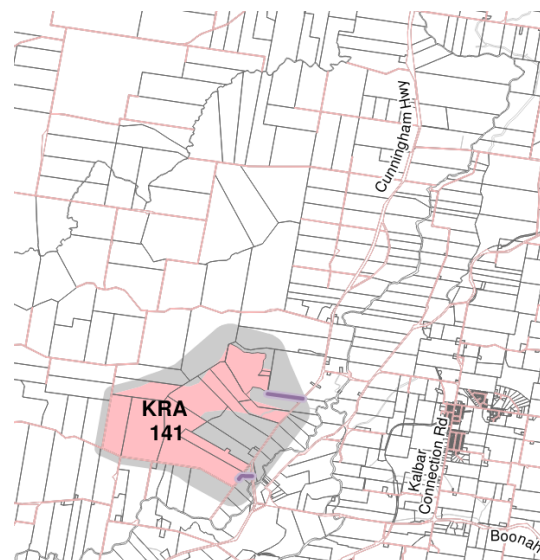
Overlay Map and Strategic Framework Map

The amendment involves updating *Overlay Map OM-05 Extractive Resources Overlay* and *Strategic Framework Map SFM-02 Growing Economy* to reflect the latest KRA mapping and updated SPP mapping. The amendment includes the addition of new KRA 172 Warrill View Silverdale and an adjustment to KRA 141 Kangaroo Mountain boundaries.

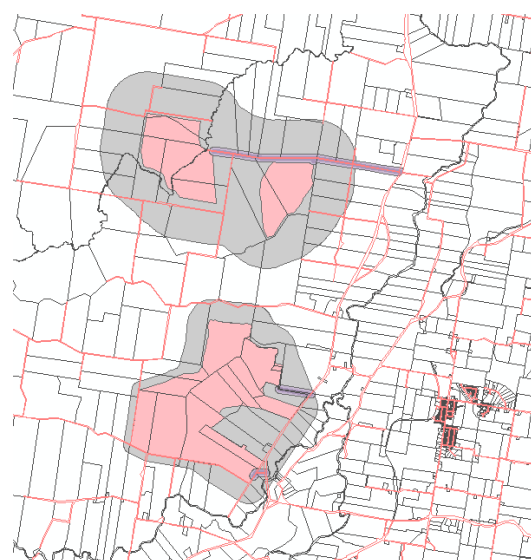
The following layers will be amended on both maps:

- Resource Area / Processing Area
- Separation Area
- Transport Route
- Transport Route Separation Area

A copy of the Queensland Government Key Resource Area Reports for KRA 172 and KRA 141 can be found in Attachment 3 and Attachment 4. Refer to Attachment 2 - Proposed Overlay Maps to view amended *Overlay Map OM-05 Extractive Resources Overlay* and refer to Attachment 1 - Proposed Strategic Framework Maps to view amended *Strategic Framework Map SFM-02 Growing Economy*.



Current mapping (30.06.2023) displaying location of KRA 141



Proposed mapping with new KRA 172 and adjusted KRA 141

Areas Impacted

The new KRA 172 affects properties in Rosevale (Leitch Road, I Zahnows Road, Hayes Road one unnamed road) and Silverdale (Horan Road and a number of unnamed roads).

State Interests

State Planning Policy 2017 - Planning for Economic Growth: Mining and Extractive Resources

The proposal takes into consideration the State Interest component regarding extractive resources. In accordance with Policy (1) the updated mapping illustrates the latest boundaries for the resource/processing area, separation area, transport route and transport route separation areas. Under the Extractive Resources Overlay Code, development (with the exception of Animal husbandry or Cropping) occurring in these new areas will now trigger an application and assessment against this code.

Proposed Changes

1. Amend the following map under Schedule 2 Mapping - SC2.5 Overlay Maps, to update the **Resource Area / Processing Area, Separation Area, Transport Route, and Transport Route Separation Area** layers:
 - OM-05.1 Extractive Resources Overlay
(Refer to Attachment 2)
2. Amend SFM-02 Growing Economy under Schedule 2 Mapping - SC2.2 Strategic Framework Maps, to update the **Resource Area / Processing Area, Separation Area, Transport Route, and Transport Route Separation Area** layers.
(Refer to Attachment 1)

Item 32: Update to Future Rail Network Mapping

Summary

Update mapping to display the latest available future rail corridor data and revised buffer on *Overlay Map OM-09 Regional Infrastructure Overlay - Major Electricity Roads & Rail Infrastructure*.

Explanation

The amendment involves updating the **Future Rail Network** and **Rail Buffer Area** layer on *Overlay Map OM-09 Regional Infrastructure Overlay - Major Electricity Roads & Rail Infrastructure* and **Future Rail Network** on *Strategic Framework Map SFM-02 Growing Economy* to reflect the latest SPP mapping. The Inland Rail has been included as a 'Future Railway Corridor' on the SPP mapping.

Overlay Map OM-09 Regional Infrastructure Overlay - Major Electricity Roads & Rail Infrastructure

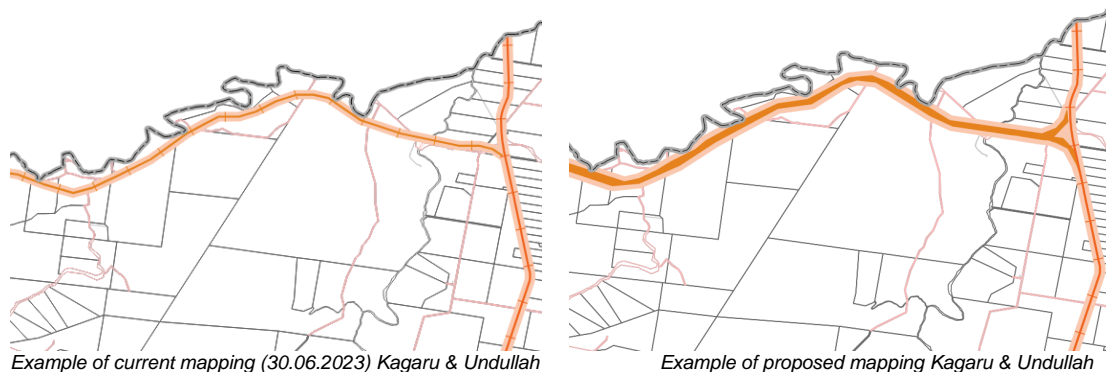
The proposed mapping updates include:

- **Future Rail Network** layer - Uses the latest Future State Transport Corridor Railway data under the SPP. The symbology has also been updated on the legend.
- **Rail Buffer Area** layer - A 100m buffer either side of the corridor has been created around the above layer to represent the updated **Rail Buffer Area**.

Refer to Attachment 2 - Proposed Overlay Maps to view amended *Overlay Map OM-09 Regional Infrastructure Overlay - Major Electricity Roads & Rail Infrastructure*.

Strategic Framework Map SFM-02 Growing Economy

The proposed amendment involves updating the **Future Rail Network** alignment and amending the symbology. Refer to Attachment 1 - Proposed Strategic Framework Maps to view amended *Strategic Framework Map SFM-02 Growing Economy*.



Areas Impacted

The conversion of the **Future Rail Network** layer symbology will mean a larger area is affected by both the **Future Rail Network** the **Rail Buffer Area** layers in Peak Crossing, Washpool, Undullah and Kagaru

where the alignment traverses.

State Interests

State Planning Policy 2017 - Planning for Infrastructure: Transport Infrastructure

The proposal takes into consideration the State Interest component regarding future state transport corridors. In accordance with Policy (1), (6) and (7) the updated future transport corridors are reflected in the scheme and a new 100m wide buffer (either side) will trigger an application to ensure:

1. development is compatible with the future rail network (Policy (6)); and
2. the safety and efficiency of the corridor is not adversely affected by development (Policy (7)).

Proposed Changes

1. Amend the following maps under Schedule 2 Mapping - SC2.5 Overlay Maps, to update the **Future Rail Network** the **Rail Buffer Area** layers:
 - OM-09.1 Regional Infrastructure Overlay - Major Electricity Roads & Rail Infrastructure
 - OM-09.2 Regional Infrastructure Overlay - Major Electricity Roads & Rail Infrastructure(Refer to Amendment 2)
2. Amend SFM-02 Growing Economy under Schedule 2 Mapping - SC2.2 Strategic Framework Maps, to update the **Future Rail Network** layer and amend the symbology.
(Refer to Attachment 1)

Item 33: Update to Minimum Lot Size Overlay Mapping

Summary

Update *Overlay Map OM-13 Minimum Lot Size Overlay* to reflect the amendments made to land zoned Rural Residential under the Zone Maps and amend a mapping error.



Explanation

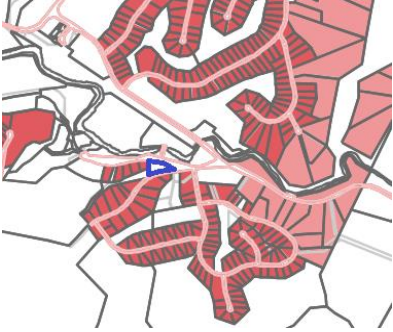



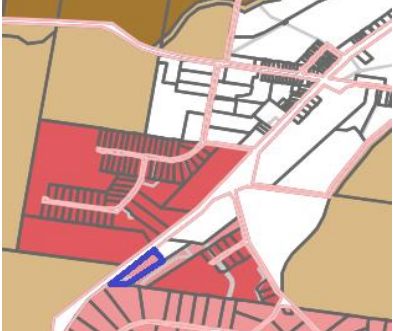
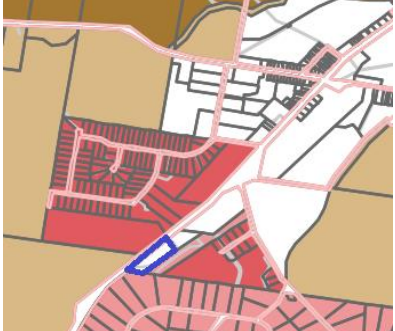
The amendment involves updating *Overlay Map OM-13 Minimum Lot Size Overlay* to reflect the amendments made to land in the Rural Residential Zone where it is located within the Urban Footprint under the Shaping SEQ 2023. All lots are proposed to be included under the **4000m2 Minimum Area** layer except for one site Lot 37 SP185265 which involves its removal from the **1ha Minimum Area** layer. As part of this amendment package, Lot 37 SP185265 is proposed to be zoned Township and no longer has a rural residential zoning (see [Item 24](#)).

Overlay Map OM-13 Minimum Lot Size Overlay is used as an administrative layer in *Part 5.6 Categories of Development and Assessment - Reconfiguring a Lot* of the Planning Scheme. Rural Residential zoned land occurs across the Scenic Rim Region however subdivision for Rural Residential Zone lots can only occur in the Urban Footprint area (Shaping SEQ 2023) and not in the Regional Landscape and Rural Production Area designation. The map assists in identifying where lots zoned Rural Residential are located in the Urban Footprint and where subdivision can be considered.

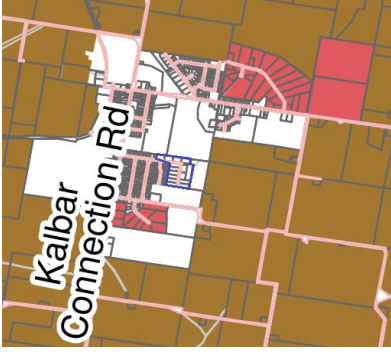
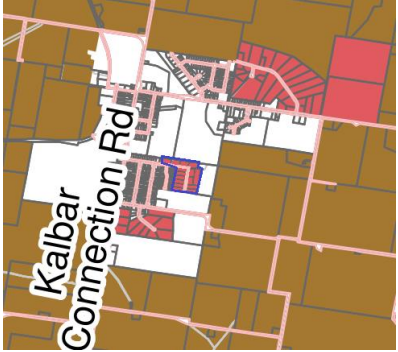
A mapping error has been identified for Lot 1 and Lot 2 RP20983 (163 Teviotville Road, Kalbar). The lots currently have a rural subdivision precinct designation under *Overlay Map OM-13 Minimum Lot Size Overlay* (**Rural 40ha Precinct**). A rural subdivision precinct designation is typically reserved for land identified in the Rural Zone on the Zone Maps. Lot 1 and Lot 2 RP20983 (163 Teviotville Road, Kalbar) however are located in the Rural Residential Zone. Given that the land has a Rural Residential Zone designation and is located in the Urban Footprint, it is proposed that both lots be corrected and included under the **4000m2 Minimum Area rural residential** subdivision precinct designation. This is also consistent with the approach for the neighbouring property which has a Rural Residential Zone designation under the Zone Maps and a **4000m2 Minimum Area rural residential** subdivision precinct designation under *Overlay Map OM-13 Minimum Lot Size Overlay*.

The following table provides a summary of the amendments:

Property Description and Address	Proposed Layer	Current Mapping (30.06.2023) identifying Lots Subject to Minimum Lot Size Overlay	Proposed Minimum Lot Size Overlay Amendments
Lot 4 RP234475 Lot 7 SP323802 Lot 8 SP323802 Lot 9 SP323802 6-26 Coburg Road, CANUNGRA *See Item 21 for related Zoning amendment	4000m2 Minimum Area		

Property Description and Address	Proposed Layer	Current Mapping (30.06.2023) identifying Lots Subject to Minimum Lot Size Overlay	Proposed Minimum Lot Size Overlay Amendments
<p>Lot 2 SP145145#</p> <p>#Southern Part ONLY. See area encircled</p> <p>1-17 Ogilvie Place</p> <p>KOORALBYN</p> <p>*See Item 26 for related Zoning amendment</p>	<p>4000m2 Minimum Area#</p> <p>#Southern Part ONLY. See area encircled</p>		
<p>Lot 92-111 SP299307</p> <p>Lot 162-165 SP299037</p> <p>Lot 175-179 SP299037</p> <p>Seymour Dr and Wojei Rise, CANUNGRA and BENOBLE</p> <p>*See Item 21 for related Zoning amendment</p>	<p>4000m2 Minimum Area</p>		
<p>Lot 37 SP185265</p> <p>6883 Cunningham Highway</p> <p>ARATULA</p> <p>*See Item 25 for related Zoning amendment</p>	<p>REMOVE</p> <p>lot from 1ha Minimum Area~</p> <p>~ Lot is proposed to be amended to Township Zone.</p>		

Scenic Rim Planning Scheme 2020 132

Property Description and Address	Proposed Layer	Current Mapping (30.06.2023) identifying Lots Subject to Minimum Lot Size Overlay	Proposed Minimum Lot Size Overlay Amendments
Lots 25-37 and Lot 39 SP334831 Young Drive KALBAR *See Item 21 for related Zoning amendment	4000m2 Minimum Area		
Lot 1 and Lot 2 RP20983 163 Teviotville Road KALBAR *This amendment is an identified error	4000m2 Minimum Area		

State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

Under the Shaping SEQ 2023, subdivision of land in the Rural Residential Zone cannot be contemplated where it has a Regional Land Use Category of *Regional Landscape and Rural Production Area*. The proposal limits any subdivision to urban areas and reinforces *Regional Priority 1 - A Sustainable Growth Pattern*.

Proposed Changes

- Amend the following maps under Schedule 2 Mapping - SC2.5 Overlay Maps, to update the **4000m2 Minimum Area** and **1ha Minimum Area** layers:
 - OM-13.1 Minimum Lot Size Overlay
 - OM-13.2 Minimum Lot Size Overlay
 - OM-13.4 Minimum Lot Size Overlay

Item 34: Update to Strategic Framework Map - Communities and Character

Summary

Update *SFM-01 Strategic Framework Map - Communities and Character* mapping to display:

1. Updated **Township** and **Urban Areas** layers to reflect the updated Urban Footprint boundaries released under Shaping SEQ South East Queensland Regional Plan 2023; and
2. updated **Acreage Areas** layer to reflect zoning amendments.

Explanation

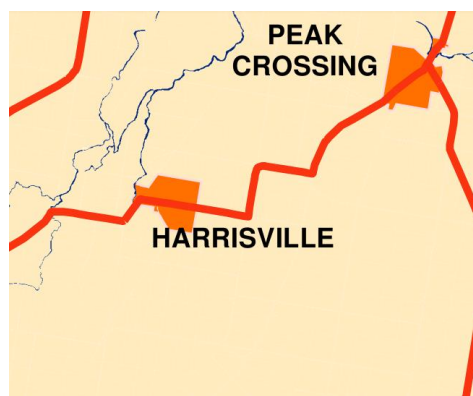
The amendment involves updating the following layers on the *SFM-01 Strategic Framework Map - Communities and Character*:

1. Updated Urban Footprint boundaries released under Shaping SEQ South East Queensland Regional Plan 2023 (impacting the **Township** and **Urban Areas** layers); and
2. updated **Acreage Areas** layer.

Township and Urban Areas layer

In December 2023, the Shaping SEQ South East Queensland Regional Plan 2023 released new Urban Footprint boundaries. Scenic Rim received approximately 70ha of additional Urban Footprint. The majority of the expansion (approx. 50ha) is located in Harrisville, north of the existing township area. On SFM-01, Harrisville is identified as **Township** and the proposed change reflects the expanded Urban Footprint in the north.

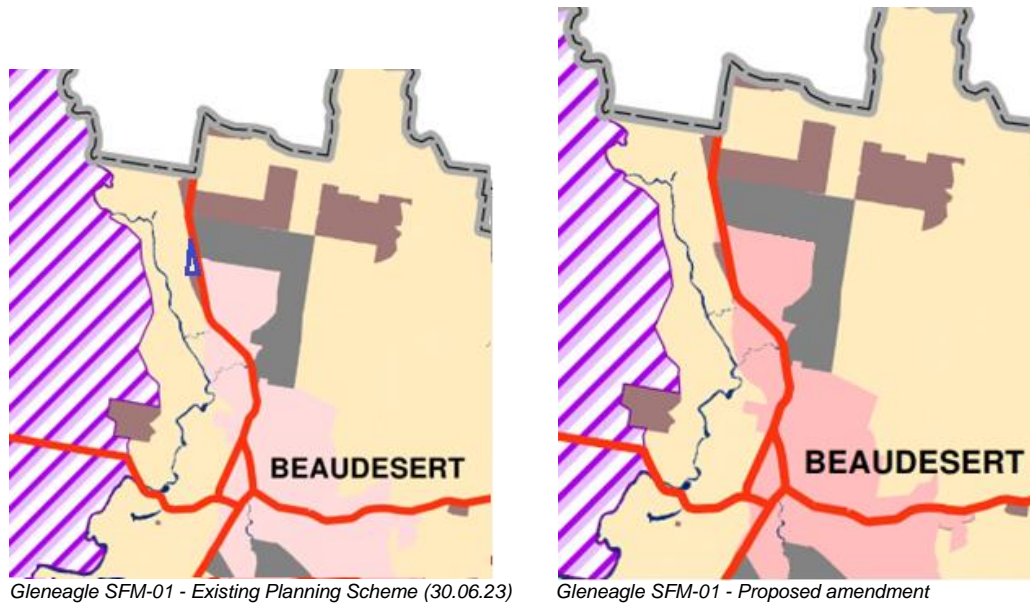
The remainder of the new Urban Footprint expansion is located at Gleneagle (approx. 20ha) on the western side of the Mount Lindesay Highway. This area was in the Regional Landscape Rural Production Area under the former South East Queensland Regional Plan 2017 and was identified as an **Acreage Area** on SFM-01. The proposed amendment identifies the lands as **Urban Area** on SFM-01 to reflect the new Shaping SEQ 2023 Urban Footprint boundary and make it consistent with surrounding Urban Footprint land.



Harrisville SFM-01 - Existing Planning Scheme (30.06.23)

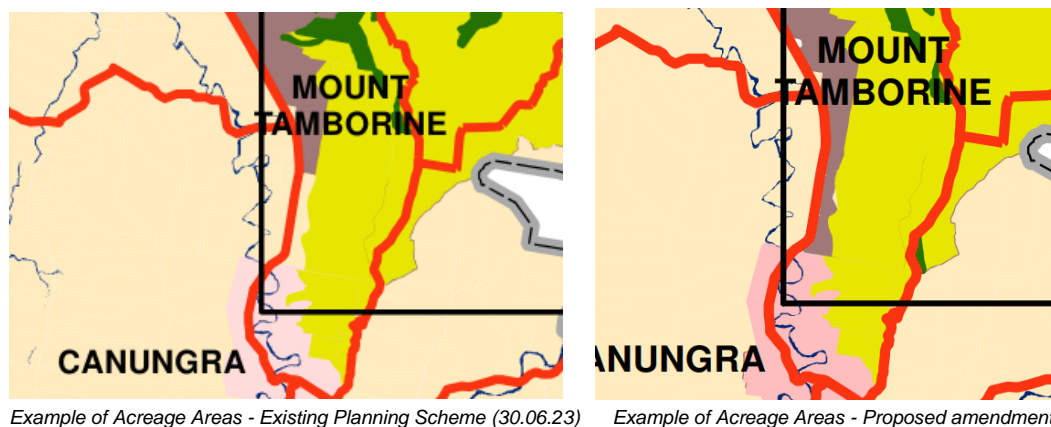


Harrisville SFM-01 - Proposed amendment



Acreage Areas

The **Acreage Areas** layer identified on SFM-01 generally represents the properties zoned Rural Residential Zone - Rural Residential A Precinct (where they are outside of a **Future Investigation Area**). Land identified as Rural Residential Zone - Rural Residential A Precinct has been altered as part of this amendment package (see [Item 20](#), [Item 24](#), [Item 25](#), and [Item 26](#) above) and the proposed amendment to SFM-01 reflects the amendments.



State Interests

Shaping SEQ South East Queensland Regional Plan 2023 (Planning Regulation 2017)

Amendments to the **Township** and the **Urban Areas** layers intend to reflect the new Urban Footprint boundary expressed under the Shaping SEQ 2023.

Proposed Changes

1. Amend *SFM-01 Strategic Framework Map - Communities and Character* map under Schedule 2 Mapping - SC2.2 Strategic Framework Maps to update the ***Township, Urban Areas, and Acreage Areas*** layers.
(refer to Attachment 1)

Item 35: Deletion of Boundary Realignment definition

Summary

Deletion of definition for **boundary realignment** under SC1.2 Administrative Definitions.

Explanation

The definition for **boundary realignment** is proposed to be deleted from the definitions under SC1.2 Administrative Definitions of the planning scheme. The definition of **boundary realignment** reads as follows:

Means any minor adjustment to the boundary of existing lots that share boundaries and does not create an additional lot.

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.*

The use of the term 'minor' in the definition is subjective and has led to some development applications requiring Impact Assessment, because the adjustment of boundaries was not considered 'minor' (see extract from Table 5.6.1 Reconfiguring a Lot below).

Table 5.6.1 - Reconfiguring a Lot

Zones	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Zones	Code assessment	
	If involving a boundary realignment and no new lots are created.	The relevant Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code

Given assessment triggers need to be objective so that planning scheme users are clearly able to determine the level of assessment for development, an amendment is proposed that deletes this definition.

The removal of the definition is not considered to result in further consequences, or lack of clarity, because the assessment benchmarks for boundary realignments in Section 9.4.6 Reconfiguring a Lot Code are considered to adequately address the outcomes sought for development, including consistency with the zoning and useability of the land in terms of its configuration and servicing.

State Interests

Not applicable.

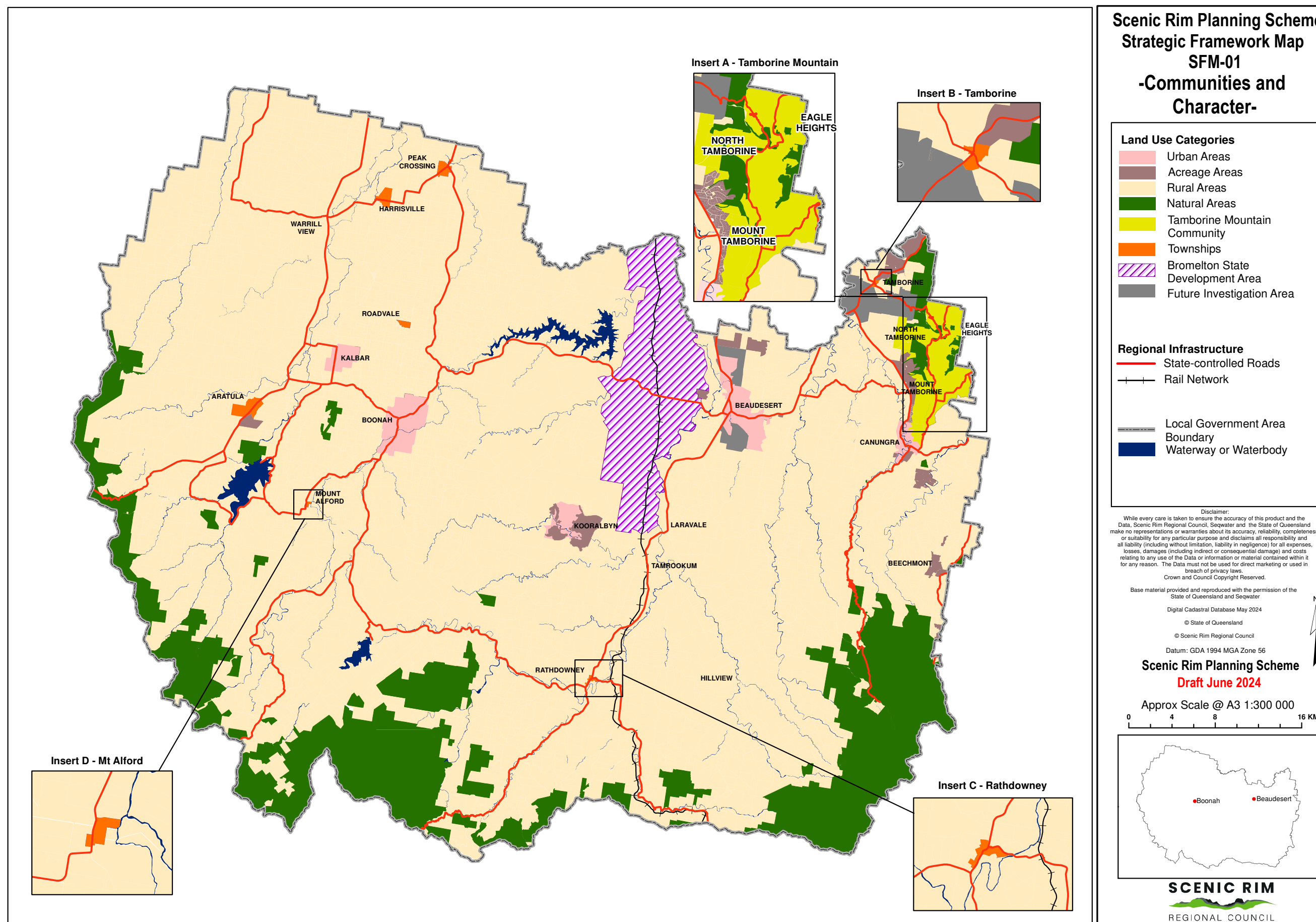
Proposed Changes

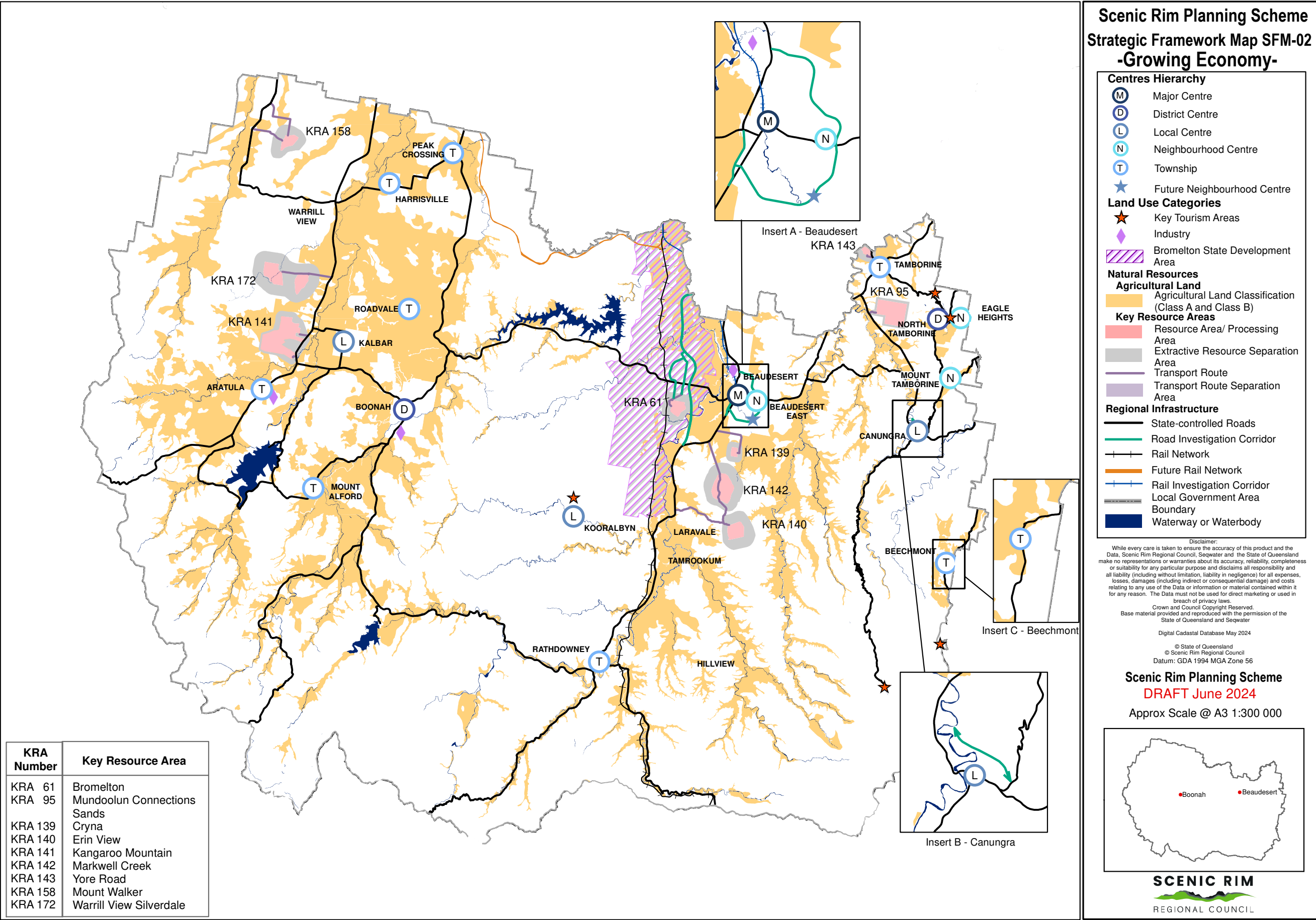
1. In SC1.2 Administrative Definitions, amend Table SC1.2.1 - Index of Administrative Definitions to remove the text **Boundary realignment**.

2. In SC1.2 Administrative Definitions, amend Table SC1.2.2 - Administrative Definitions as shown below:

Column 1 Administrative Term	Column 2 Definition
Boundary realignment	Means any minor adjustment to the boundary of existing lots that share boundaries and does not create an additional lot. 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.

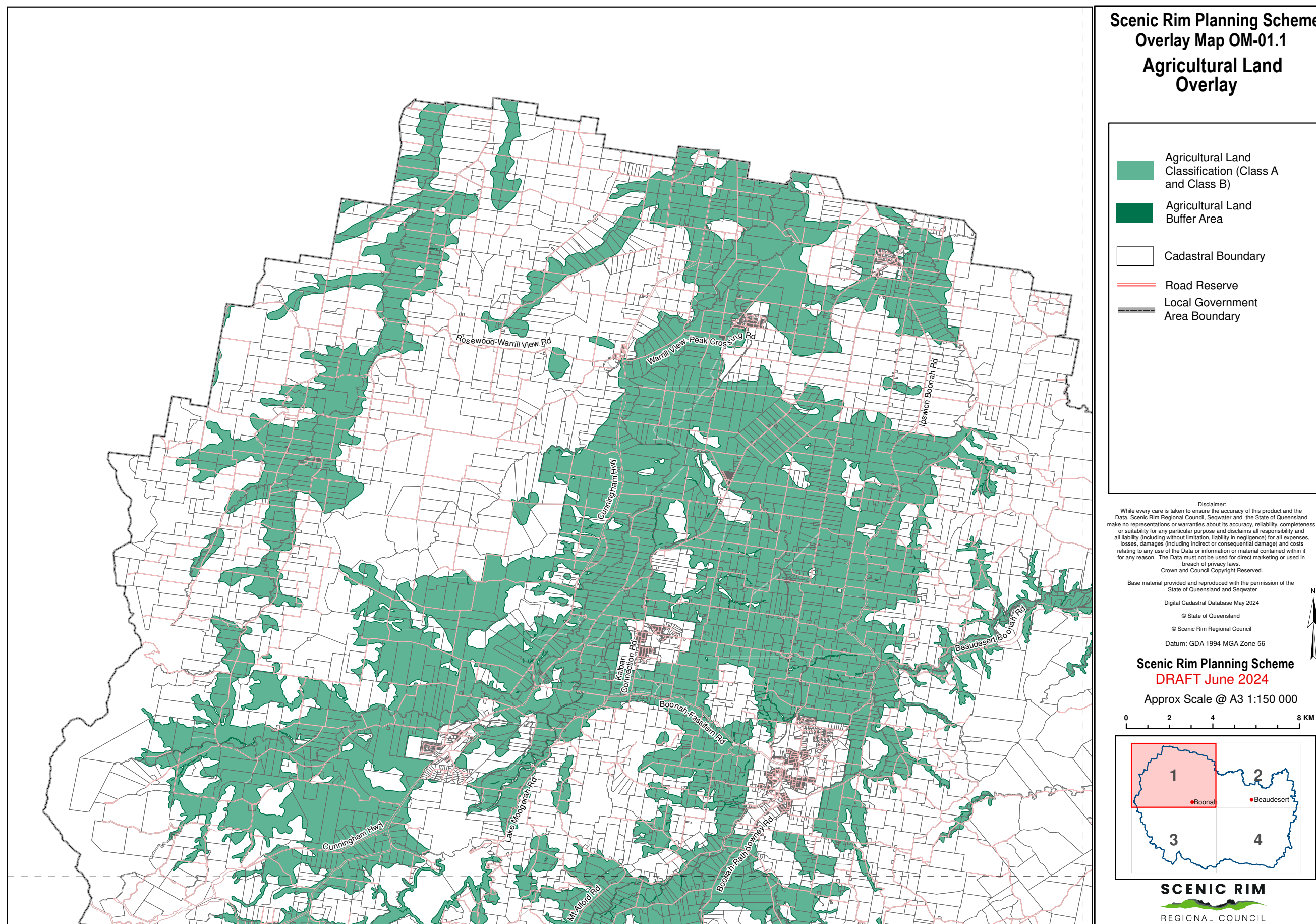
Attachment 1 - Proposed Strategic Framework Maps

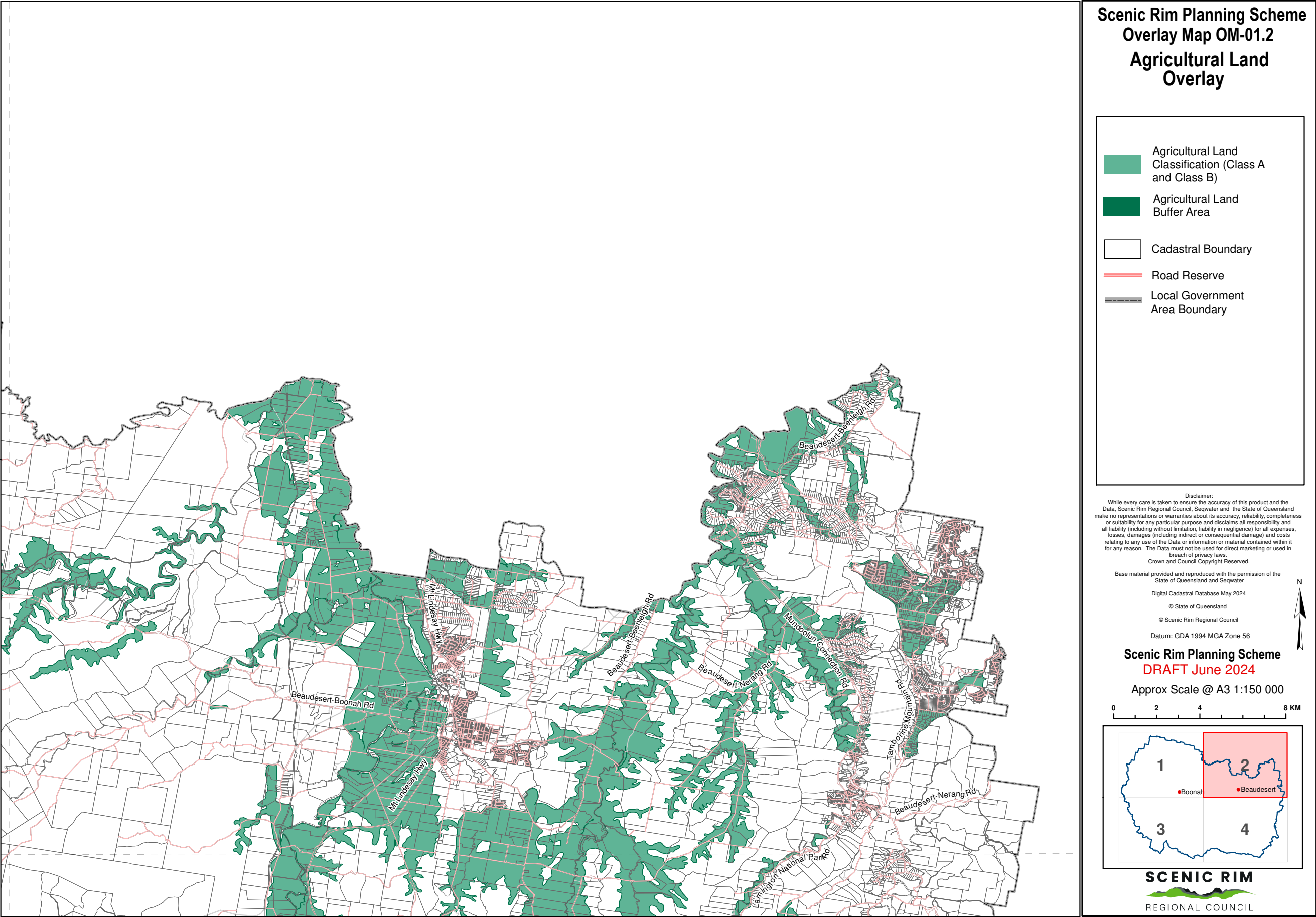


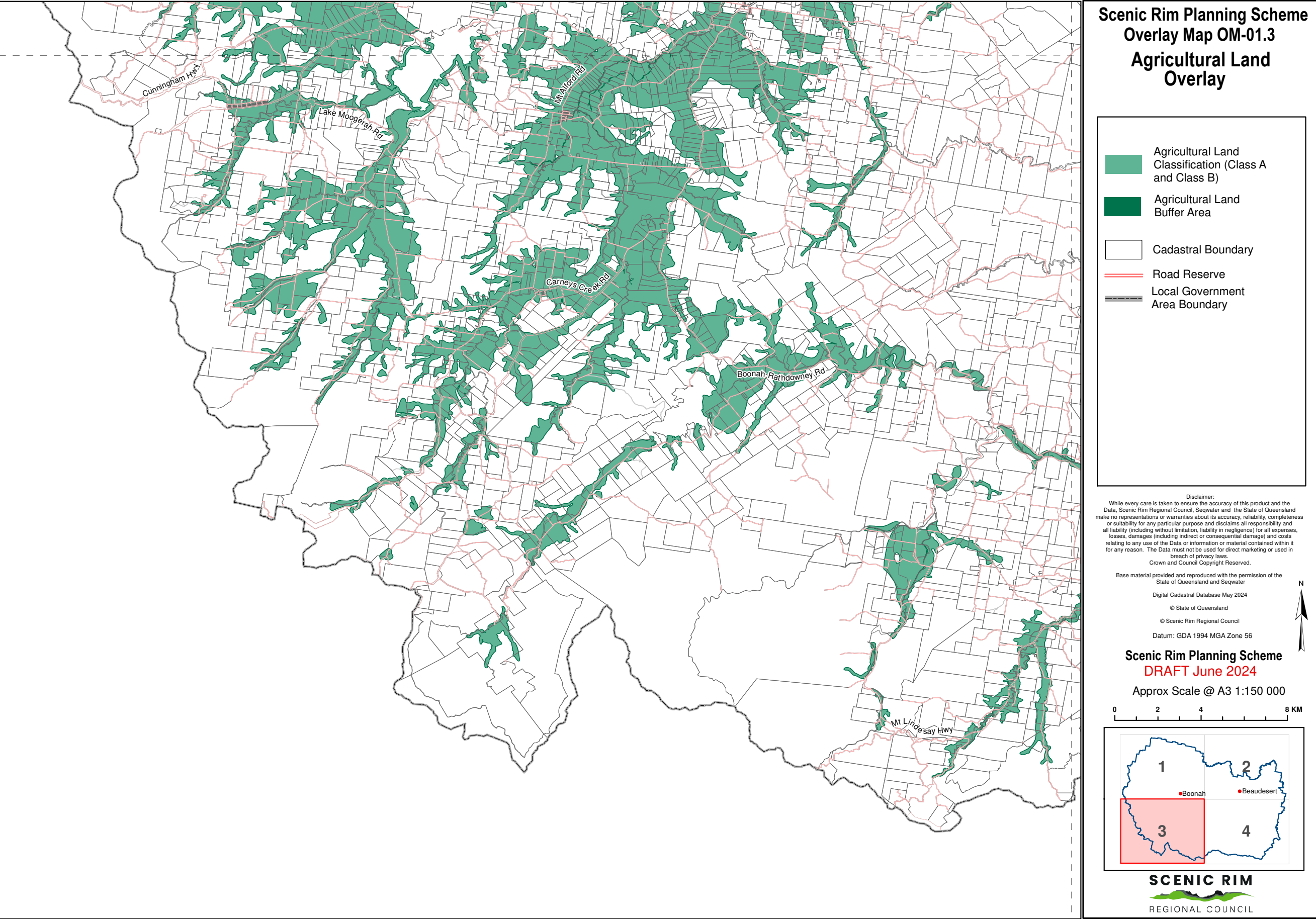


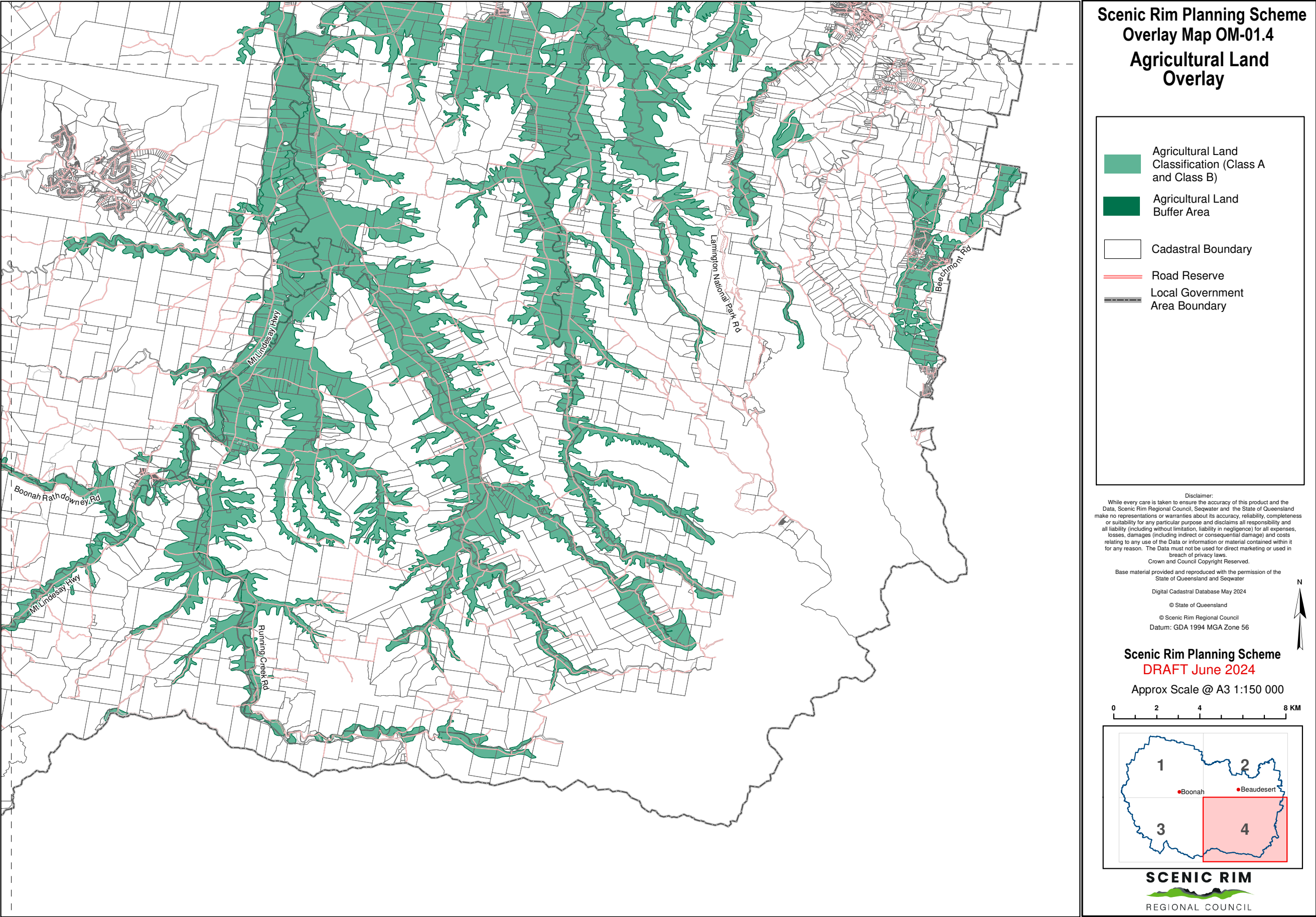
Attachment 2 - Proposed Overlay Maps

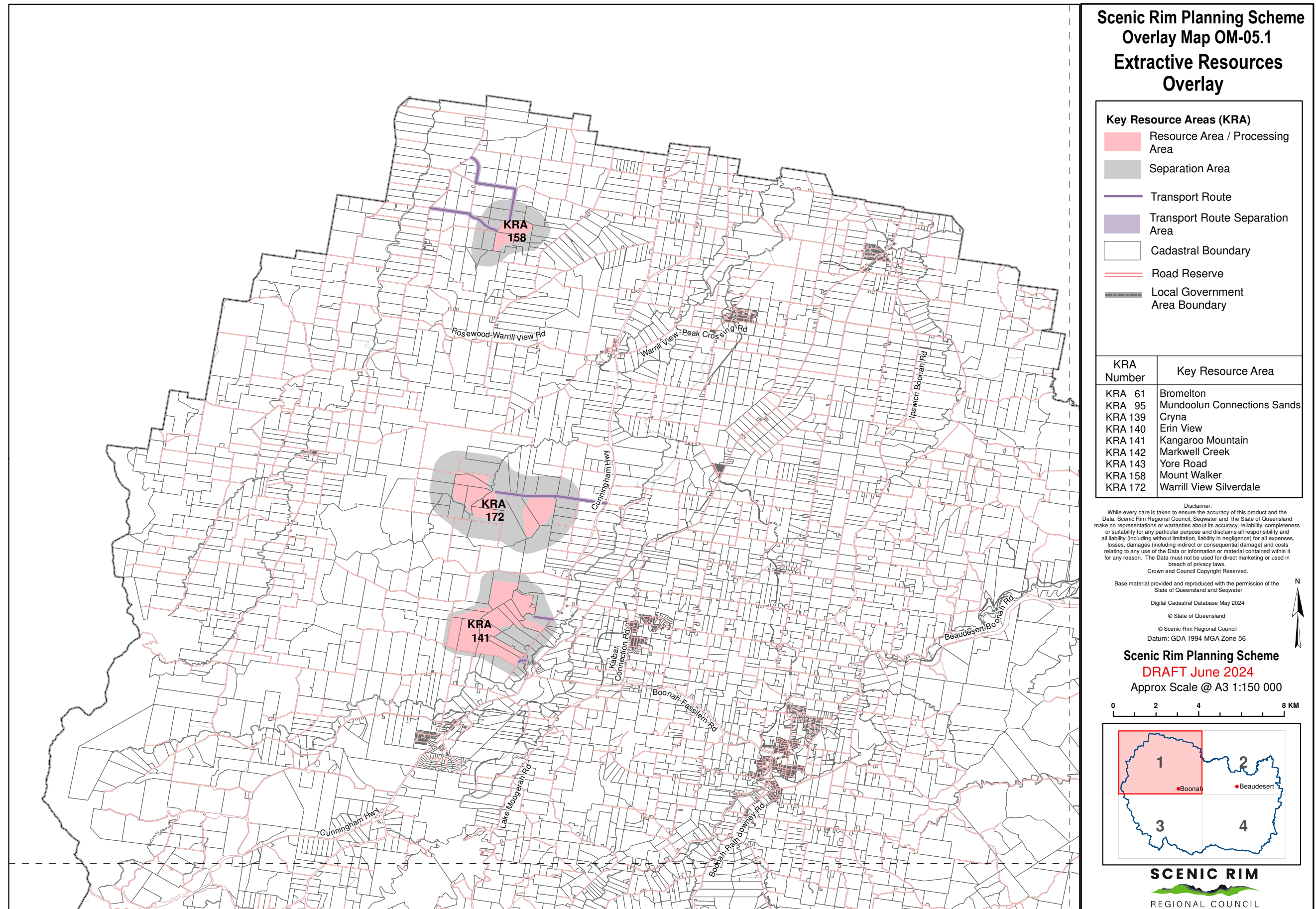
Scenic Rim Planning Scheme 2020 140

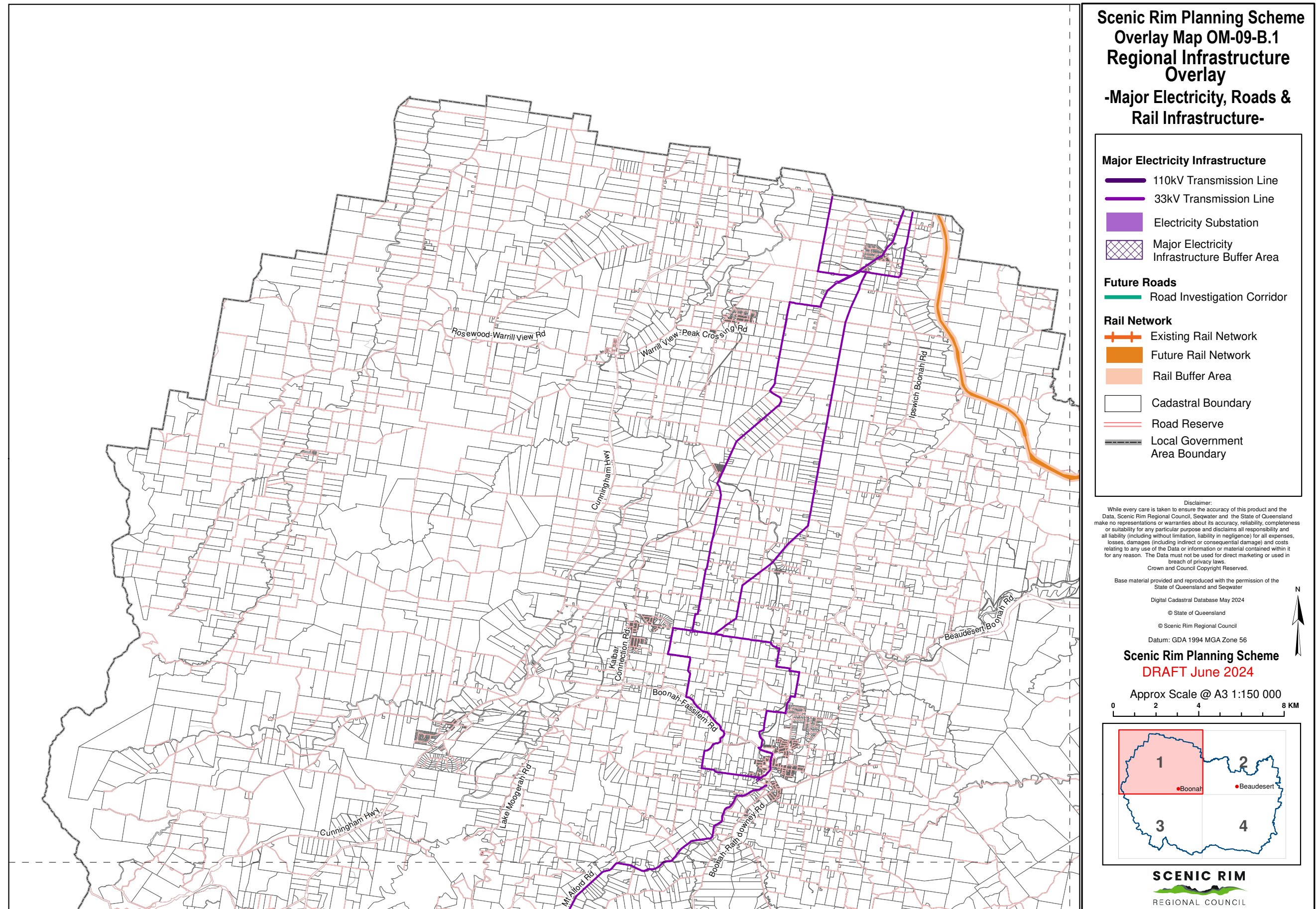


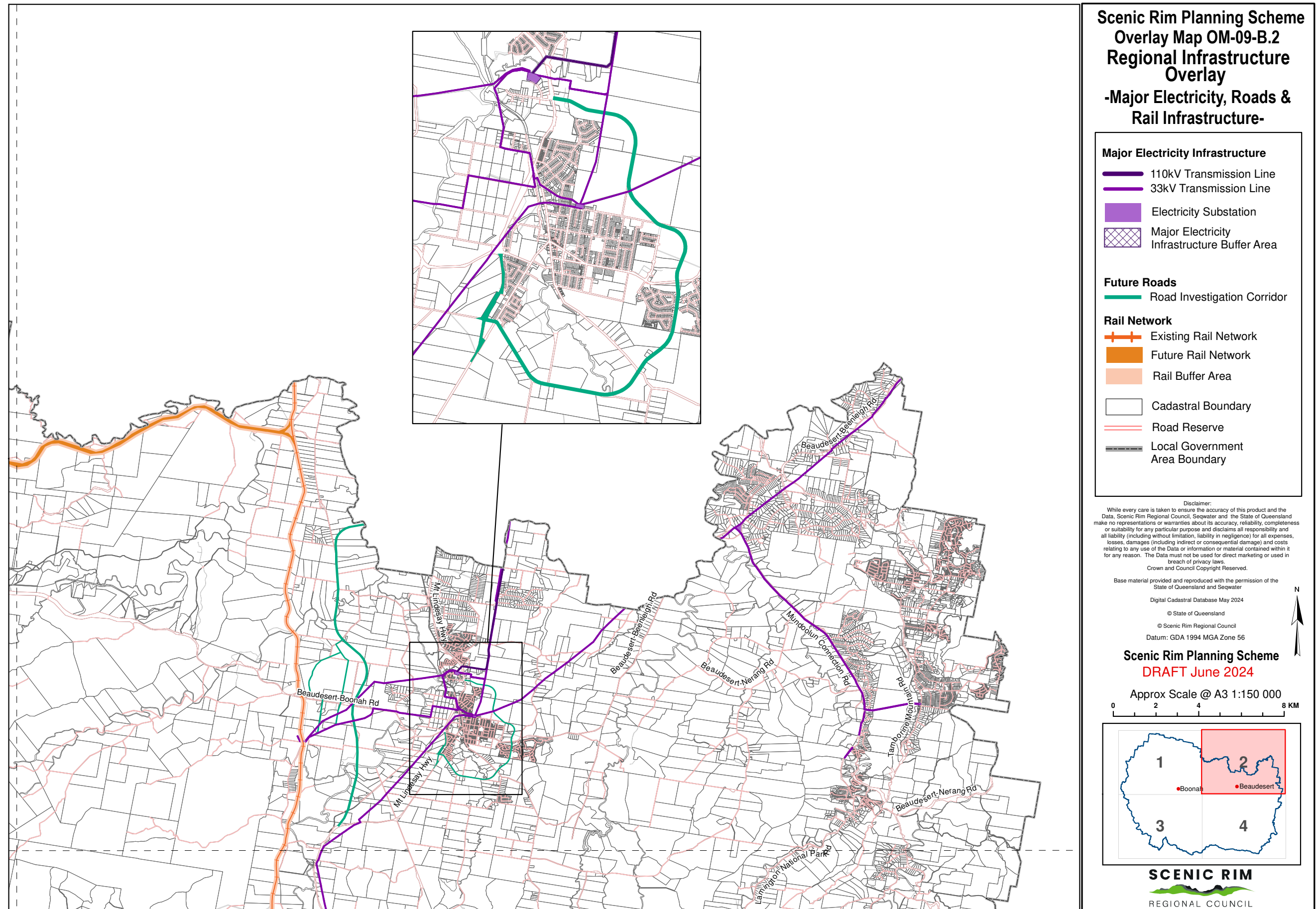


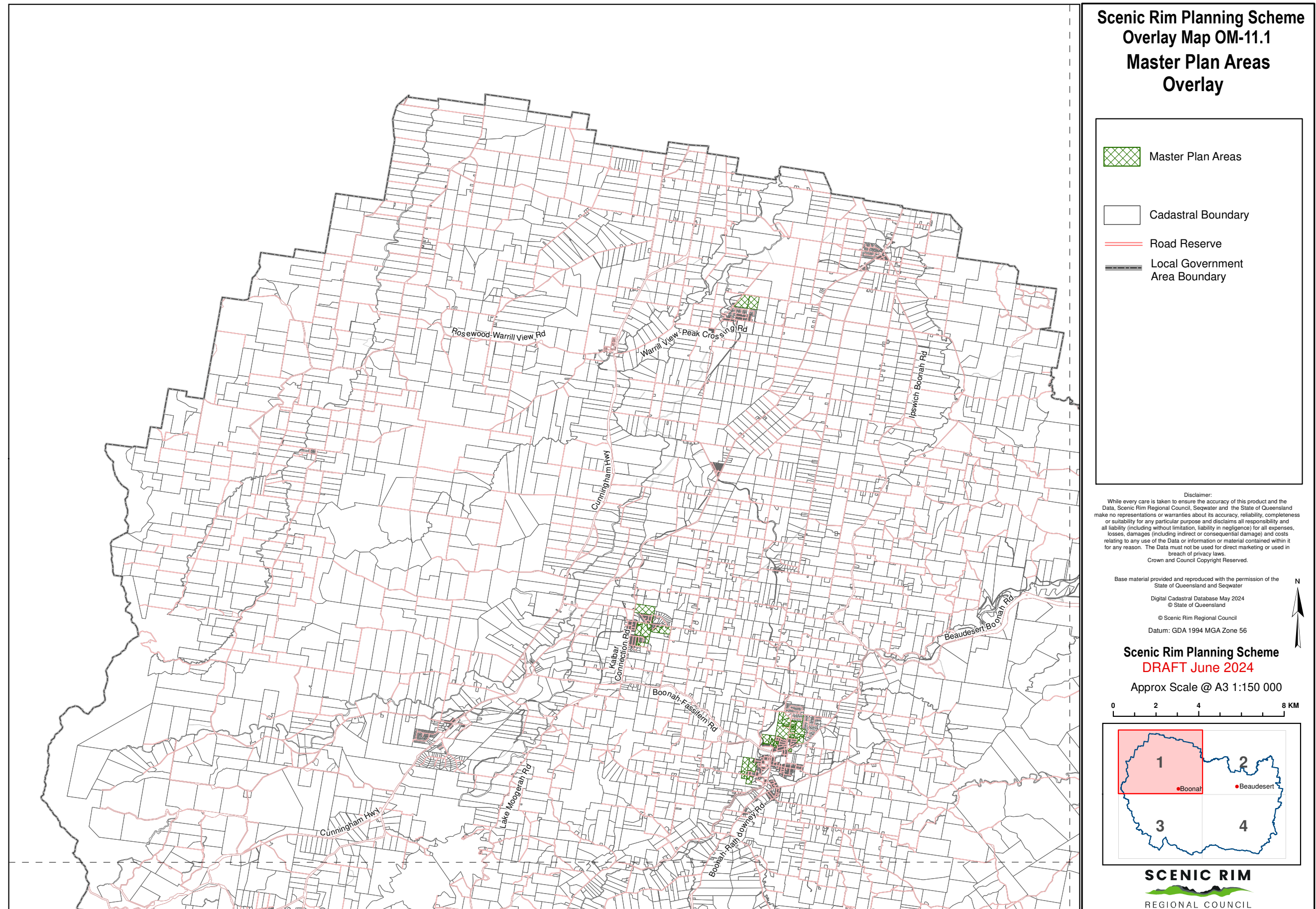


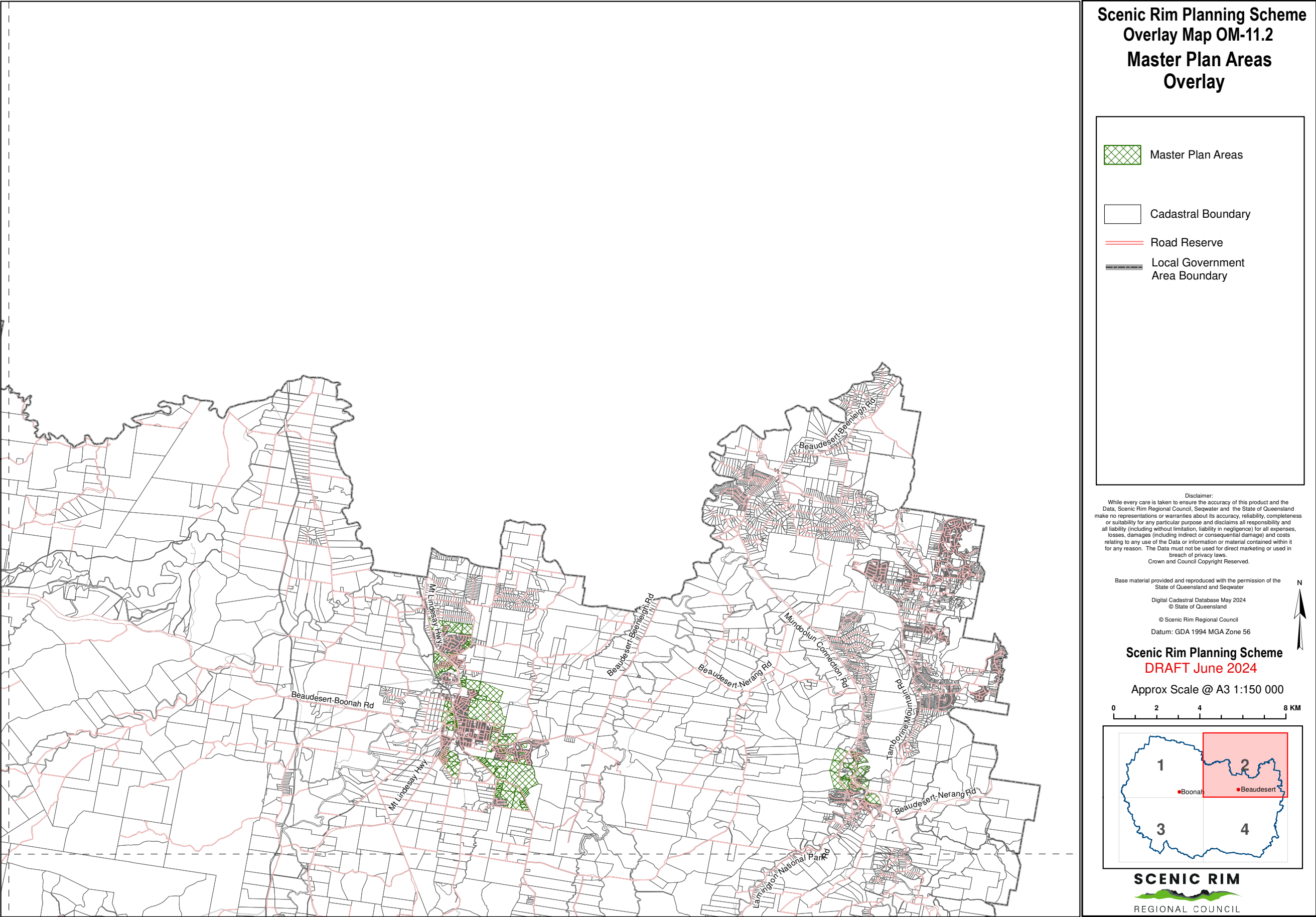


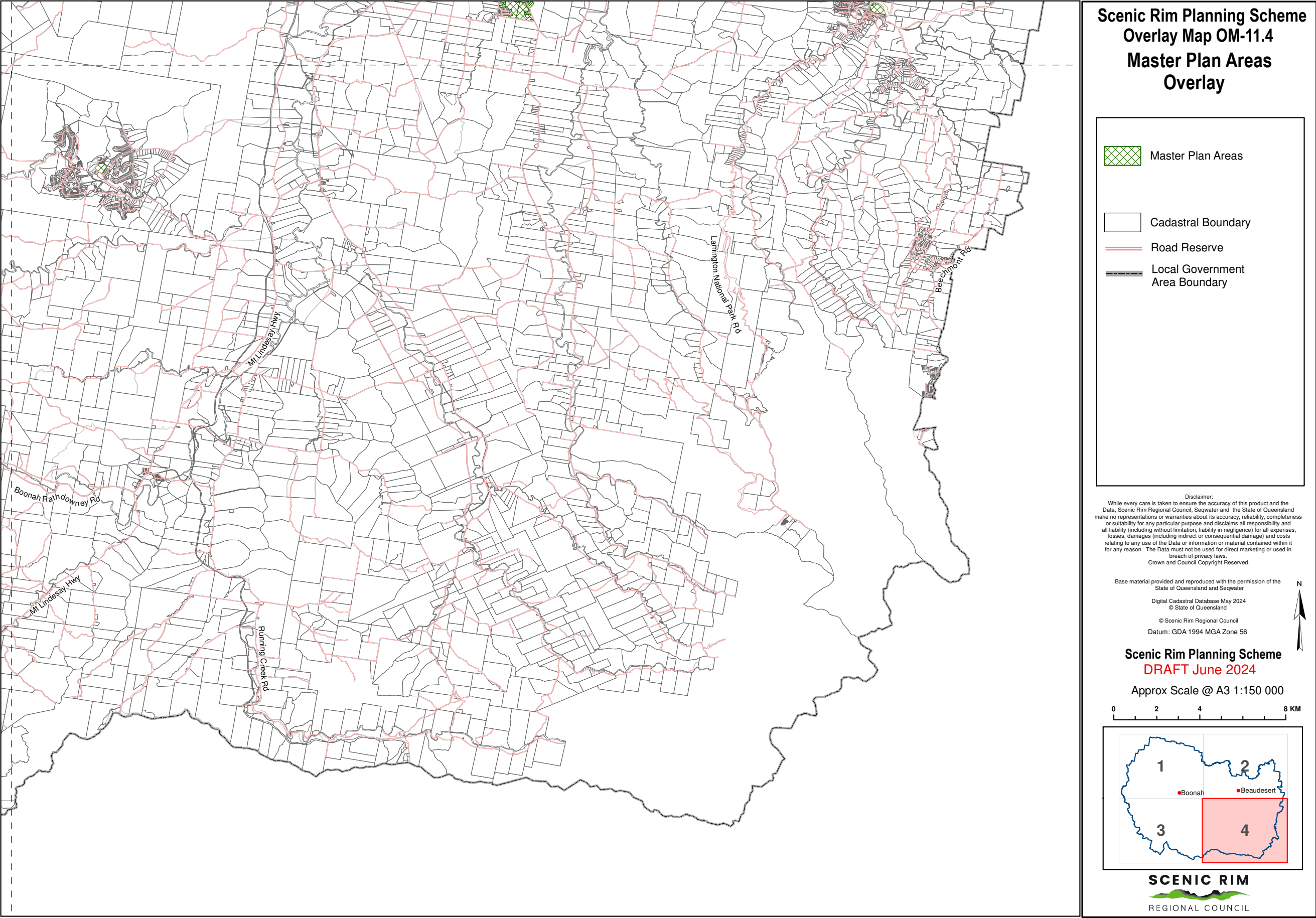


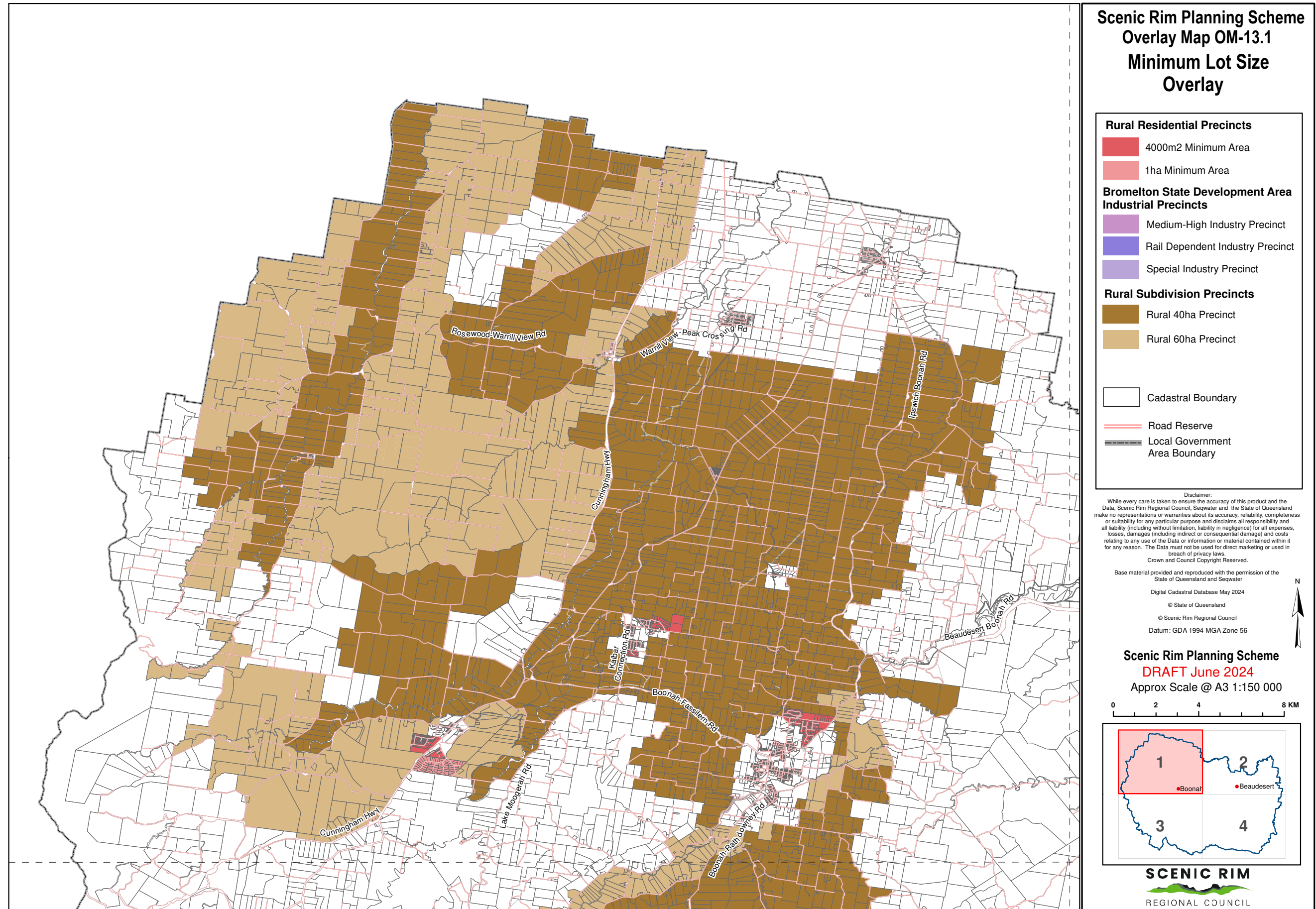


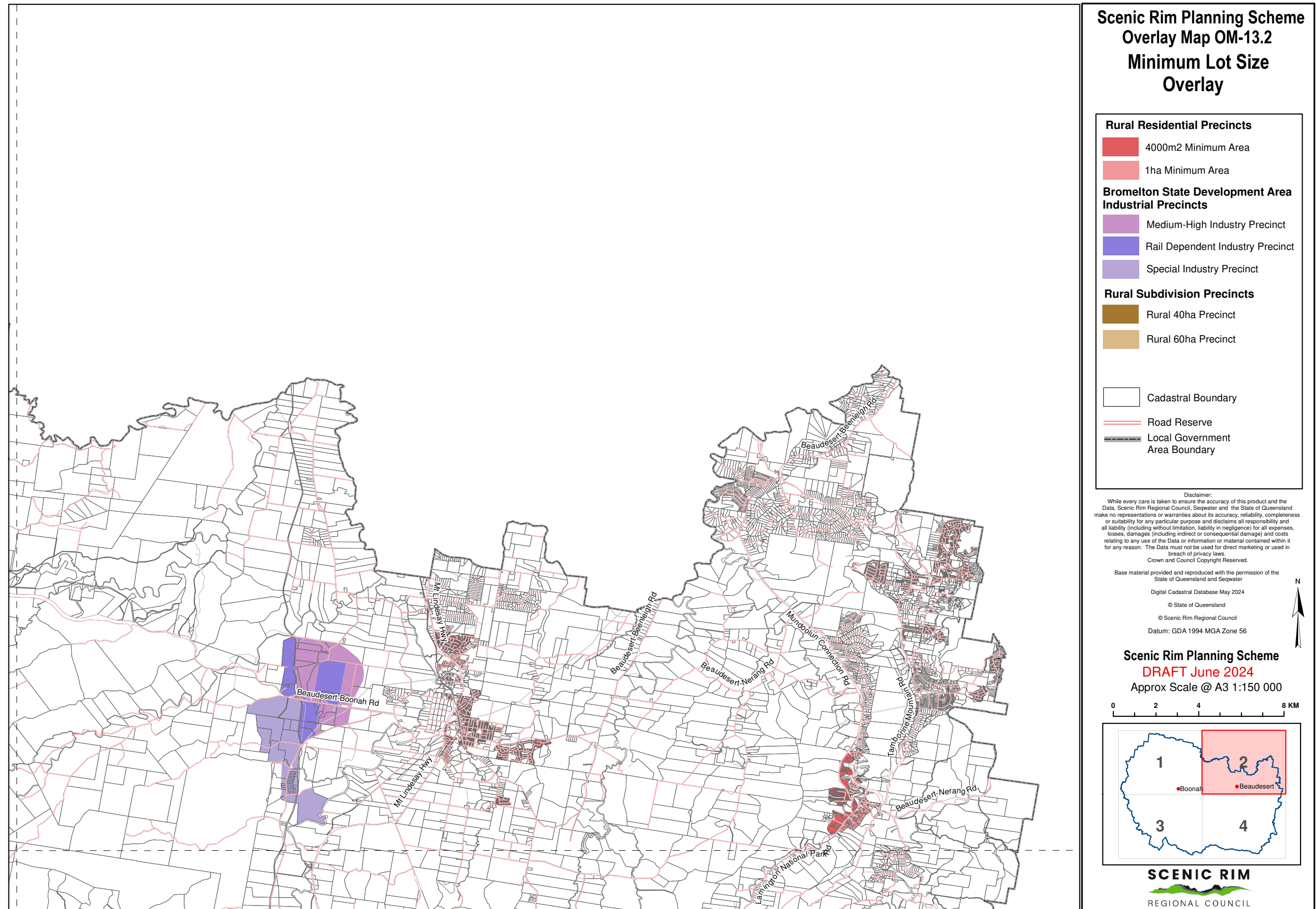


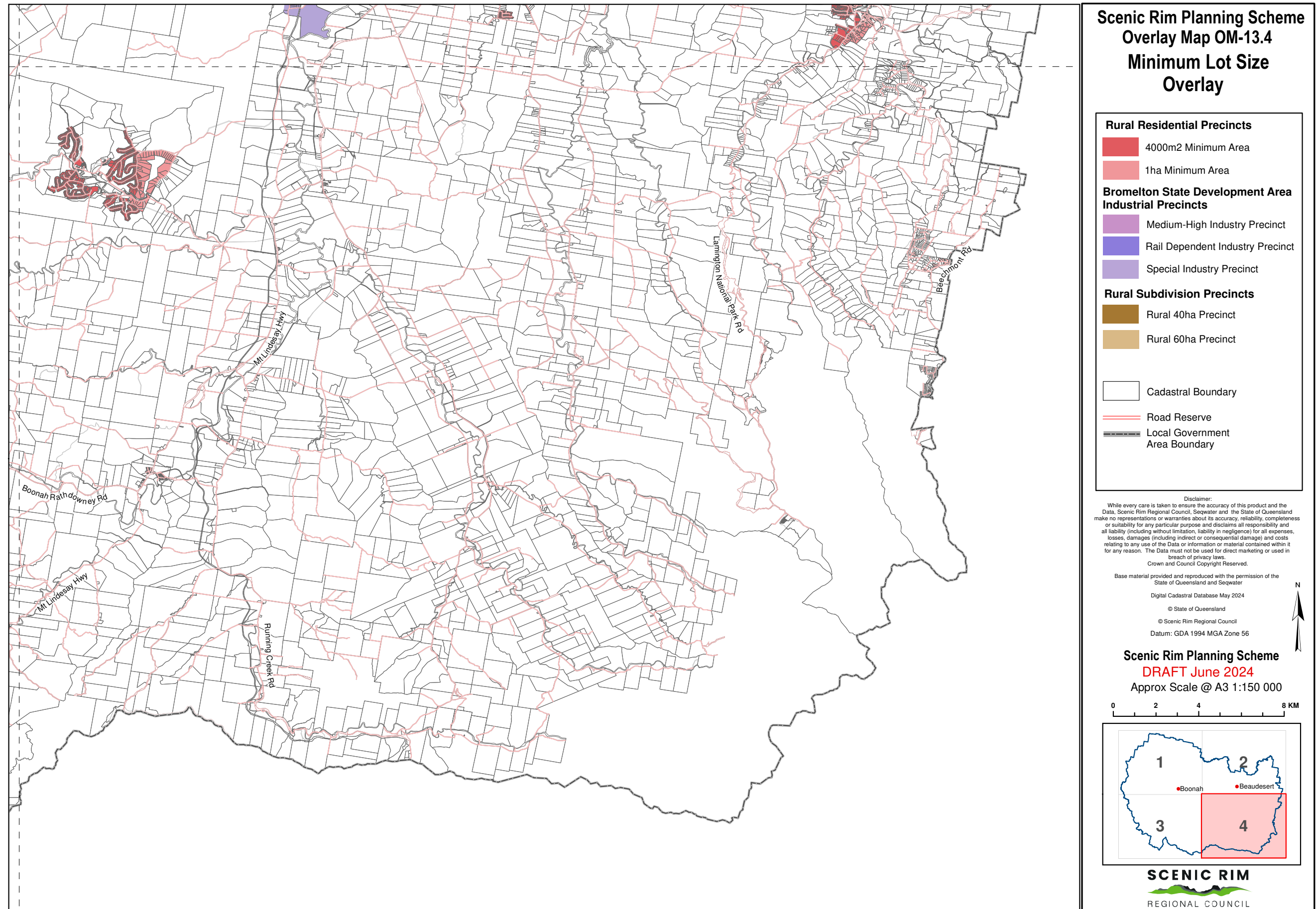












Attachment 3 - Kangaroo Mountain Key Resource Area - KRA141 Report and Map

141 Scenic Rim Regional Council

KANGAROO MOUNTAIN KEY RESOURCE AREA - KRA 141

LOCAL GOVERNMENT AREA: Scenic Rim Regional Council

LOCATION:

The resource is located west of the Cunningham Highway approximately 4 kilometres north of Aratula, about 4 kilometres west of Kalbar, and about 40 kilometres southwest of Ipswich in Southeast Queensland (see map KRA 141).

EXTRACTIVE RESOURCE: Quarry Rock (and minor sand and gravel)

EXTRACTIVE RESOURCE DESCRIPTION:

The resource consists of a massive trachyandesite intrusion forming a broad northeasterly trending ridge between Kangaroo Mountain on the southern end and an unnamed peak near its northern end. The intrusion is known to be greater than 100 metres thick with varying overburden. A sand and gravel alluvial deposit has been included in the resource area at the western and southern foot of Kangaroo Mountain.

SIGNIFICANCE:

The resource is well placed to supply the expansion of urban development in the South East Queensland Regional Plan Area. The resource is capable of meeting the demand for the Ipswich and Scenic Rim regions for many years. The resource is suitable for most types of construction aggregate and probably rip rap with appropriate extraction techniques.

SEPARATION AREA:

The resource/processing area is defined by the area which is screened from adjacent properties and current extractive industry approvals over the western and northern portion of the KRA. As most of this area is surrounded by ridge crests which are higher than the surrounding land, a separation distance of 500 metres from the resource/processing area is applied. A 200 metres separation area is applied around the sand resource at the western portion of the KRA.

TRANSPORT ROUTE:

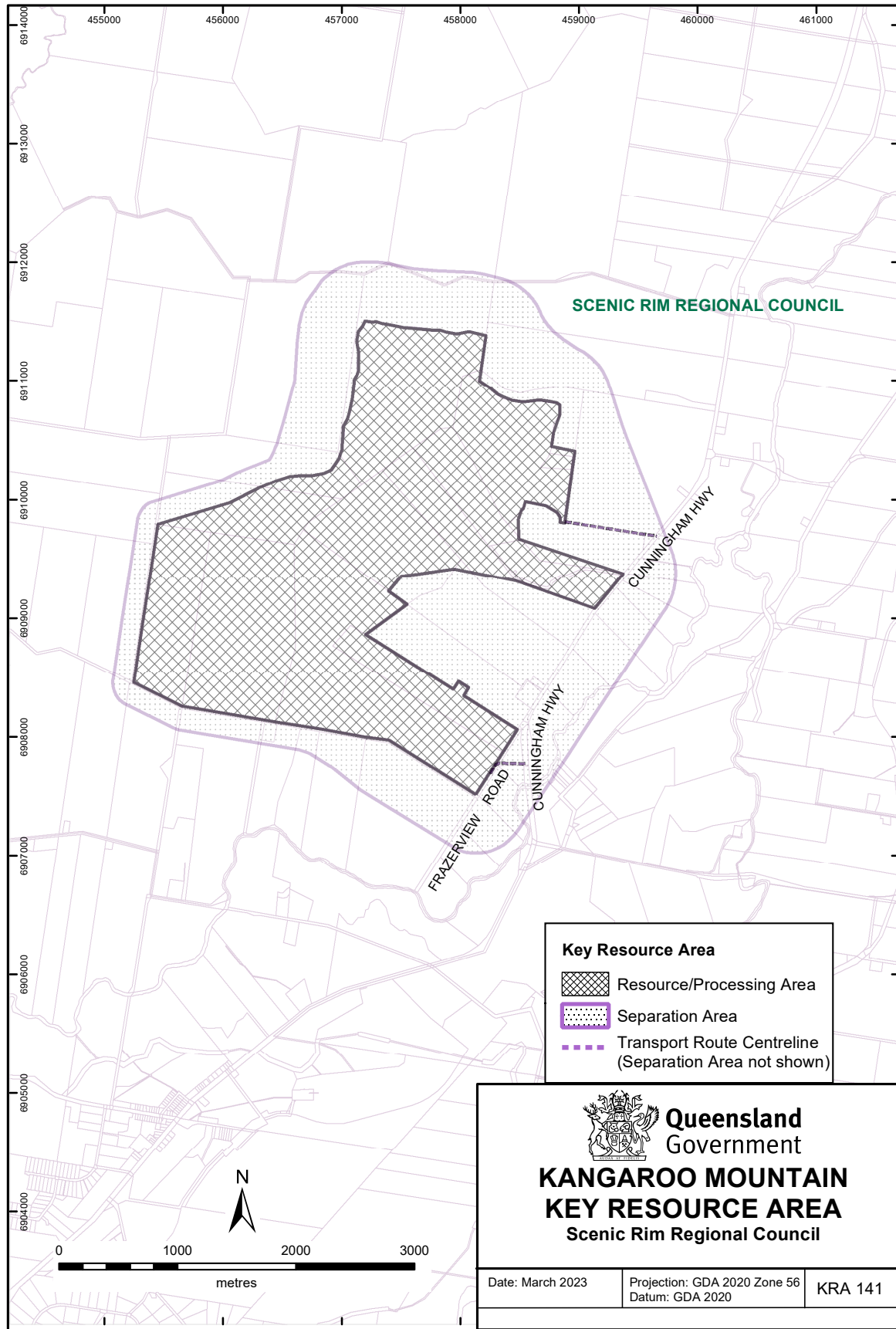
An existing route exits the centre of the resource using existing road reserves and extends eastwards to the Cunningham Highway. Materials from the northern portion of the KRA are to be transported through Lot 2 on RP209974, directly to the Cunningham Highway.

SPECIAL CONSIDERATIONS:

Some parts of the resource area of the KRA are covered by A1 (Crop land – broadacre and horticulture) and B (Limited crop land) of the Agricultural Land Classification (ALC) within the Agriculture state interest of the State Planning Policy.

A very small part of the resource area contains “of concern dominant” (RE 12.8.16/12.9-10.7) vegetation. Some parts of the resource area also contain “of least concern” (RE 12.8.9/12.8.17) vegetation.

Some parts of the resource area also fall within the Koala Habitat Area (KHA) for South East Queensland.



Attachment 4 - Warrill View Silverdale Key Resource Area - KRA172 Report and Map

Scenic Rim Planning Scheme 2020 142

WARRILL VIEW SILVERDALE KEY RESOURCE AREA – KRA 172

LOCAL GOVERNMENT AREA: Scenic Rim Regional Council

LOCATION:

The resource is located west of the Cunningham Highway about 6 kilometres north west of Kalbar, about 8 kilometres south west of Warrill View and about 35 kilometres south west of Ipswich (see map KRA 172).

EXTRACTIVE RESOURCE: Quarry Rock

EXTRACTIVE RESOURCE DESCRIPTION:

The main rock at the site consists of massive, hard, durable and variably weathered trachyte. Minor occurrence of basalt and meta-sediments have also been reported.

Scenic Rim Regional Council approved a quarry within the northern resource area in August 2019. Material test work results confirmed that the unweathered rock is of high strength, hardness and durability and will be suitable for use as concrete, asphalt and sealing aggregates.

SIGNIFICANCE:

The resource is well placed to supply the expansion of urban development in the South East Queensland Regional Plan Area. The resource is capable of meeting the demand for the Ipswich and Scenic Rim regions for many years.

The resource is suitable for most types of construction aggregate and capable of producing rip rap and unbound pavement materials.

The resource meets the KRA criteria in terms of its size and production capacity and ability to supply to more than one significant market area of the region.

SEPARATION AREA:

A separation distance of 1000 metres has been applied mostly around the resource area as the surrounding areas are lower than the resource area. The south east side has a reduced 750 metres separation distance as this side is screened by a ridge.

TRANSPORT ROUTE:

The materials are transported from the site via an unformed unnamed road onto the Cunningham Highway. The Council has set a condition to construct this road to an asphalt seal standard before commencing the quarry operation.

SPECIAL CONSIDERATIONS:

Some parts of the resource area contain “of least concern” (RE 12.8.17/12.8.9/12.3.7) vegetations.

