

Attachments

Under Separate Cover

Ordinary Meeting

Wednesday, 29 October 2025

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11.4 Scenic Rim Planning Scheme Draft Amendment No.8 Response to State Government
Informal Information Request

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

**RESPONSE TO STATE'S INFORMAL
INFORMATION REQUEST**

SCENIC RIM

REGIONAL COUNCIL

SCENIC RIM



REGIONAL COUNCIL

Scenic Rim Planning Scheme 2020

AMENDMENT NO. <Insert number>

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

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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;
2. make amendments to support the development of Residential Care Facilities and Retirement Facilities in the right locations as identified in the Scenic Rim Growth Management Strategy 2041;
3. make other operational amendments, including zoning changes to improve alignment with the policy intent of the planning scheme; and
4. update mapping relating to:
 - Agricultural Land;
 - Key Resource Areas;
 - Future Railway Corridors; and
 - Urban Footprint boundaries released under Shaping SEQ South East Queensland Regional Plan 2023.

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: 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> <u>Retirement 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)

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 (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) Dwelling house 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)	Dual occupancy* Residential care facility* Retirement facility*

* 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:

1. 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 10 <u>20</u> bedrooms or less)	Dual occupancy* Residential care facility* Retirement facility*

Retirement facility (involving 40 20 bedrooms or less)	
<i>* other than as specified in column 1</i>	

18. In Part 9 Development Codes, Section 9.3.12 Medium Density Residential Uses Code, Section 9.3.12.1 Purpose, amend Overall Outcome 2(a)(ix) as shown below:

2. The purpose of the code will be achieved through the following overall outcomes:

a. development:

- i. is designed to create attractive and high quality buildings that add visual interest to the streetscape and contribute positively to the character of a neighbourhood;
- ii. supports the provision of housing diversity for various household types to meet the existing and future needs of the community;
- iii. is designed to address the street and public spaces and integrate with neighbouring residential premises;
- iv. provides a high standard of privacy and amenity for occupants and residents of adjoining residential premises;
- v. provides private and communal open space that is adequate and useable to service the recreational needs of residents;
- vi. is designed and orientated to promote a safe environment within the site, adjoining streets and public spaces, including safe and convenient pedestrian and vehicle access to and from the site;
- vii. incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location;
- viii. being Workforce accommodation, is limited to short or medium term accommodation required in conjunction with a specific large-scale project.
- ix. for larger Retirement facilities and Residential care 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 overall outcome.](#)

19. 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
PO14 A Social Impact Assessment demonstrates that a proposed Retirement Facility or Residential Care Facility of more than 20 bedrooms: 1. is established in a location that enables residents and employees access to an appropriate level of services and infrastructure; and 2. is of a scale and intensity that does not detrimentally impact the community in which it is located. Note - The preparation of a Social Impact Assessment by a suitably qualified professional is the method required to demonstrate the achievement of this outcome.	AO14 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.

Item 2: 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: 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: 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> 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> 7. do not impose loading on any adjoining structures, including underground utility services.

	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.
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Item 3: [Deleted] Removal of Temporary Use provisions for Tourist Parks involving camp sites

This item has been deleted and will be investigated further in a future planning scheme amendment.

Item 4: 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 a 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 Wastewater Treatment Plant Buffer Area ; or 2. in the Bulk Water Supply Buffer Area ; or 3. in the Major Electricity Infrastructure Buffer Area ; or 4. on a lot impacted by the Road Investigation Corridor ; or 5. in the Rail Buffer Area .	Accepted subject to requirements	Regional Infrastructure Overlay Code

Item 5: 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: 1. small-scale; and 2. 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: 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 6: 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	means the use of premises for— 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). <i>Examples of a transport depot— using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery</i>	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)	Where the vehicle is used for business purposes a heavy vehicle includes any of the following: 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: 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	
	<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> <u>not exceeding 2 heavy vehicles.</u>	Not applicable
	Code assessment	
	<u>If:</u> 1. <u>not Accepted; and</u> 2. <u>not exceeding 4 heavy vehicles.</u>	<u>Rural Residential Zone Code</u> <u>General Development Provisions Code</u> <u>Parking and Access Code</u>

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> <u>1. limited to no more than 2 heavy vehicles and 2 light vehicles;</u> <u>2. on a site greater than 1.5ha; and</u> <u>3. not involving building work (other than minor building work)</u> <u>If involving not more than 2 heavy vehicles.</u>	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 7: [REVISED] Amendment to level of assessment for solar farms in the Rural Zone

This item has been revised by Council in response to the informal state interest request as part of the State Interest Review dated 19 June 2025.

The State Government recently amended the planning framework in regards to the assessment of Renewable Energy Facilities (Solar Farms). A new Item 37 has been included which involves amendments to Renewable Energy Facilities to reflect changes made to the *Planning Regulation 2017*.

Item 8: 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 9: 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	1. Minimum 1,000m² where reticulated sewer is provided; 2. Minimum 4,000m² where reticulated sewer is not provided.	10	For lots where reticulated sewer is provided: 1. 25m for normal lots; 2. 10m for cul-de-sac lots; and 3. 25m for corner lots. For lots where reticulated sewer is not provided: 1. <u>40m</u>	No rear lots created.

Item 10: [Deleted] Update to natural hazard management requirements for tourist accommodation sites

This item will be investigated further in a future planning scheme amendment.

Item 11: 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: 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— a. on-site bus and taxi parking; b. a minimum of 2 EV charging stations; and c. bicycle parking.

Item 12: 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 SP312144	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	Entry sign	ZM33
Lot 913 SP330340	47 Todman Crescent BEAUDESERT	Low-Medium Density Residential Zone	Community Facilities Zone	Stormwater infrastructure	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 Zone	Recreation and Open Space Zone (where no precinct applies)	Open space, footpath and stormwater infrastructure	ZM22 and ZM33
Lot 642 SP291371	11 Annabelle Way GLENEAGLE	Low-Medium Density Residential	Recreation and Open Space Zone (where no precinct	Park	ZM33

Property Description	Address	Current Zoning (30.06.2023)	Proposed Zoning	Purpose	Zone Map
		Zone	applies)		
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 - Passive Recreation Precinct	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

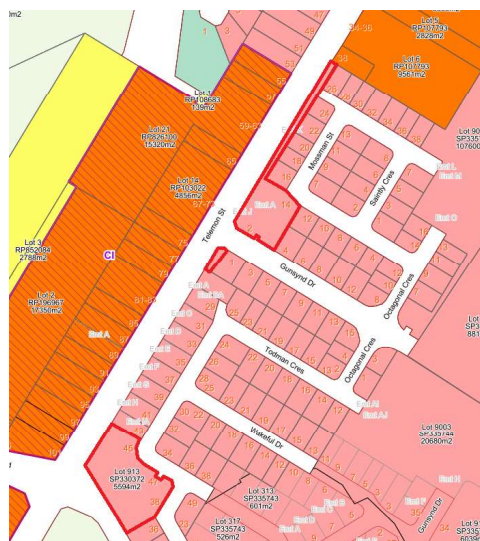
Lot 508 SP230709 (63 Riemore Circuit, Tamborine)

As part of the SIR dated 19 June 2025, a request for further information was made to update the zoning of Lot 508 SP230709 to either Conservation Zone or Recreation and Open Space Zone (Passive Recreation Precinct). The site contains approximately 1ha of category B area containing least concern regional ecosystems, 1ha of essential habitat, and also vegetation associated with stream order 2 and stream order 6 watercourses/drainage features. If the lot is rezoned to Recreation and Open Space (no precinct), the urban area/urban purpose exemption in Schedule 21, part 2, item 6(a)(b)(c)(v) of the *Planning Regulation 2017* will be enabled. This will allow clearing of all Matters of State Environmental Significance (MSES) on the lot for urban purposes (for example, sporting and recreation purposes) provided the clearing is consistent with the purpose of the trust and is carried out by or for the trustee. The site is a Council owned park known as Massie Park. The purpose of the Passive Recreation Precinct is to ensure development:

1. provides for low-impact informal or non-organised forms of recreational activity which are carried out in an ecologically sustainable manner in a natural environment;
2. protects the integrity of open space and reserve areas with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the community;
3. does not detract from the amenity of sensitive receivers; and
4. contributes to the regional open space network.

As the site is currently used as a park and complies with the intent of the Passive Recreation Precinct and to ensure the MSES regulated vegetation is more appropriately zoned to protect the biodiversity values on

the subject site, it is proposed that this lot be amended to be included in the Recreation and Open Space Zone (Passive Recreation Precinct).



Current Zoning for Lot 335 & 337 SP 312144 & Lot 913 SP330340
(Low-medium Density Residential Zone)



Proposed Zoning for Lot 335 & 337 SP 312144 & Lot 913 SP330340
(Community Facilities Zone)



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



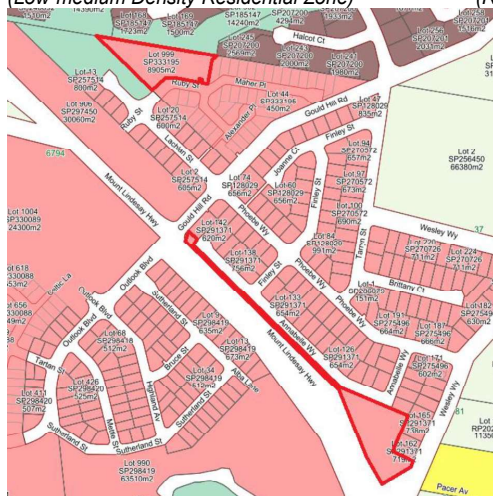
Proposed Zoning for L900 SP280644
(Community Facilities Zone)



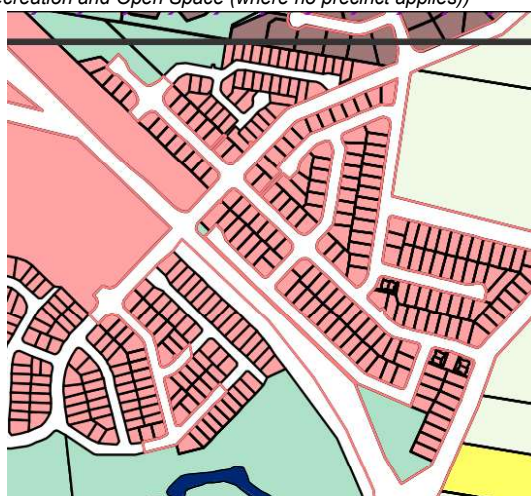
Current Zoning for L900 SP261570
(Low-medium Density Residential Zone)



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)



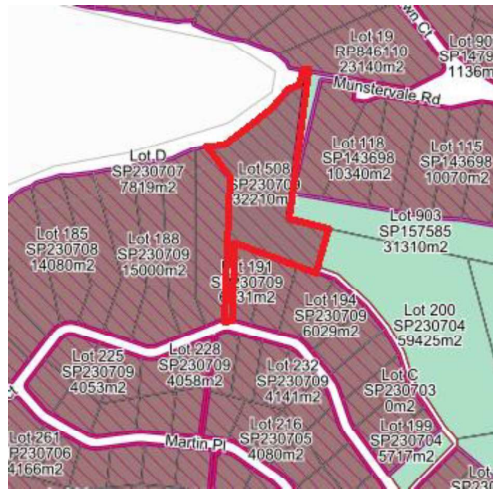
Proposed Zoning for L999 SP333195 & L642 SP291371
(Recreation and Open Space (where no precinct applies))



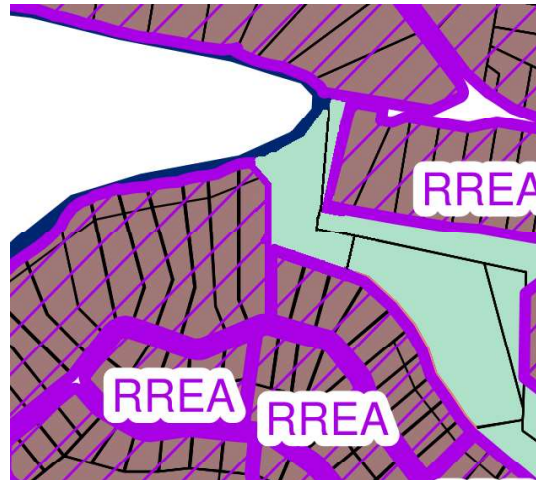
**Current Zoning Lot 990 SP298419, Lot 991 SP330089
Lot 992 SP330088**
(Low-medium Density Residential Zone)



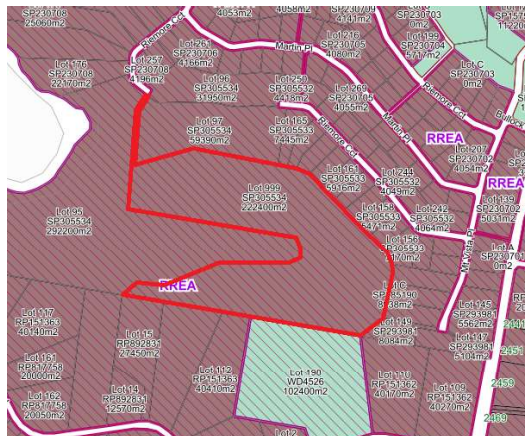
**Proposed Zoning Lot 990 SP298419 & Lot 991 SP330089
Lot 992 SP330088**
(Recreation and Open Space (where no precinct applies))



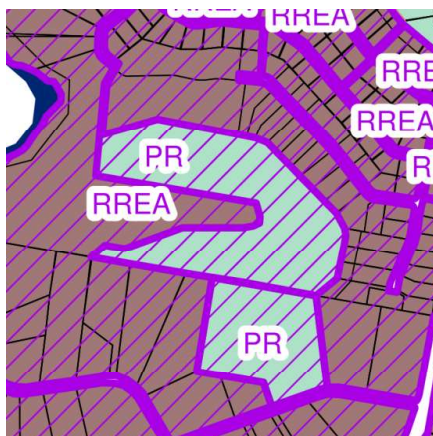
*Current Zoning for Lot 508 SP230709
(Rural Residential Zone - Rural Residential A Precinct)
Precinct)*



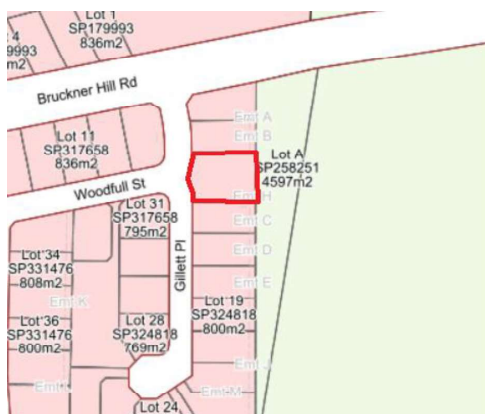
*Proposed Zoning for Lot 508 SP230709
(Recreation and Open Space Zone - Passive Recreation)*



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



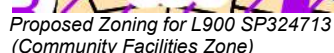
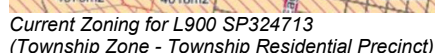
*Proposed Zoning for Lot 999 SP305534
(Recreation and Open Space Zone - Passive Recreation
Precinct)*



Current Zoning for L903 SP317658
(Low Density Residential Zone)



Proposed Zoning for L903 SP317658
(Community Facilities Zone)



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

State Planning Policy 2017 - Liveable Communities and Housing

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 SP312144	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	Recreation and Open Space Zone

Zone Map	Property Description	Address	Proposed Zoning
		GLENEAGLE	(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 - Passive Recreation Precinct
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 13: 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.

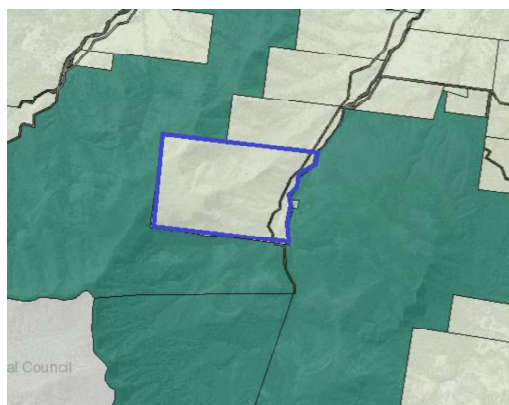
Explanation

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.

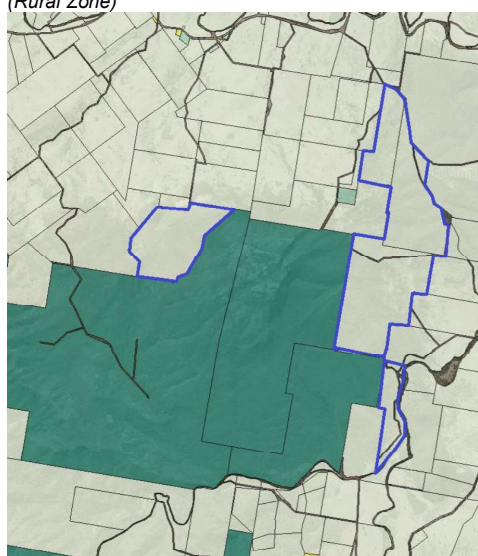
Property Description	Address	Current Zoning (30.06.2023)	Proposed Zoning	Purpose	Zone Map
Part of Lot 1 AP23636	Unnamed Road, MOOGERAH	Rural Zone	Conservation Zone	National Park	ZM48 and ZM49
Part of Lot 1 AP19334	Near: • Newlove Road MAROON; • Forest Home Road RATHDOWNEY; and • Seidensspinner Road MOUNT BARNEY	Rural Zone	Conservation Zone	National Park	ZM51, ZM52 and ZM62



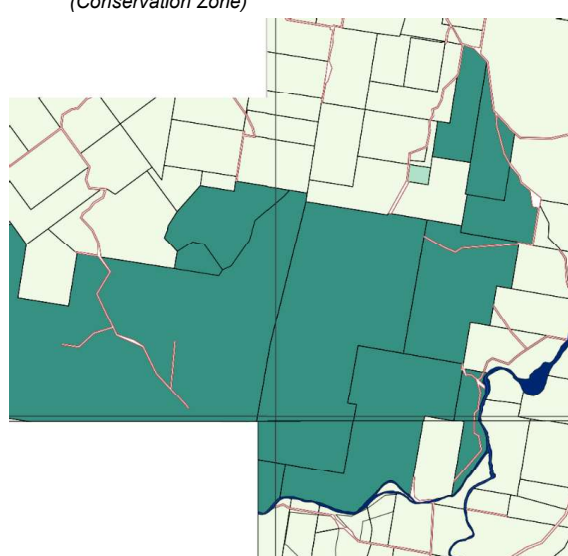
Current Zoning for Part of Lot 1 AP23636
(Rural Zone)



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



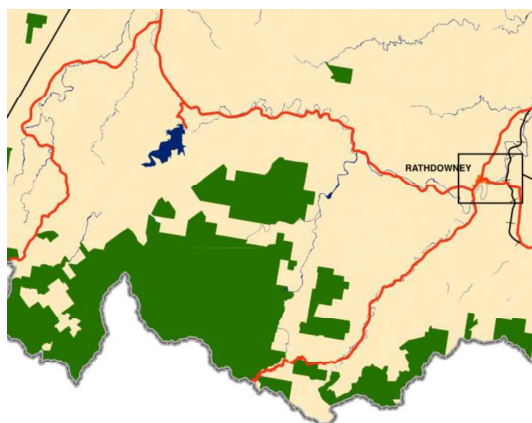
Current Zoning for Part of Lot 1 AP19334
(Rural Zone)



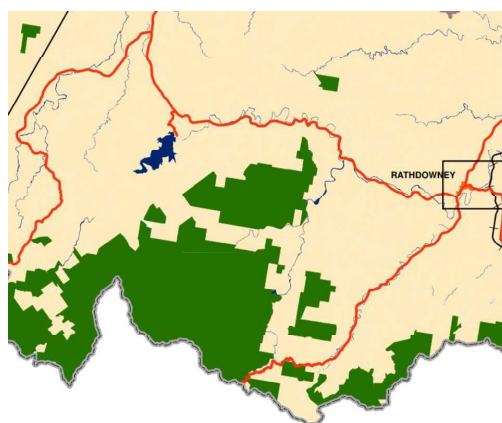
Proposed Zoning for Part of Lot 1 AP19334
(Conservation Zone)

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

1. 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: • Newlove Road MAROON; • Forest Home Road RATHDOWNEY; and • Seidenspinner Road MOUNT BARNEY	Conservation Zone

2. 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 14: 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.

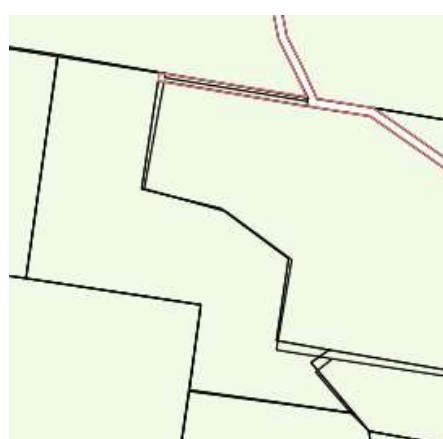
Explanation

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 MOOGERAH	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



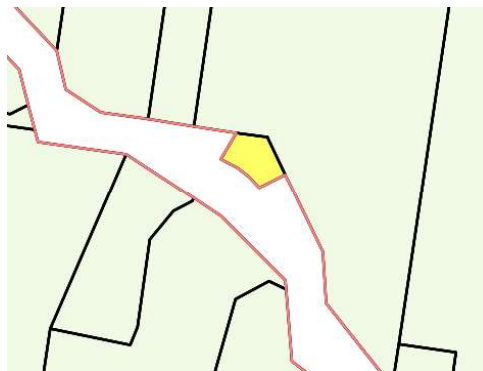
Current Zoning for L20 SP331086
(Part Unzoned, Part Rural Zone)



Proposed Zoning for L20 SP331086
(Rural Zone)



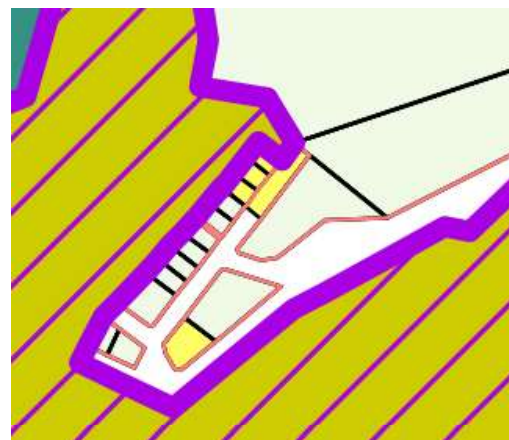
Current Zoning for L900 SP306812
(Part Unzoned, Part Rural Zone)



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 15: Amendment to zone to reflect recent subdivision (Benobble Heights) at Benobble

Summary

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

Explanation

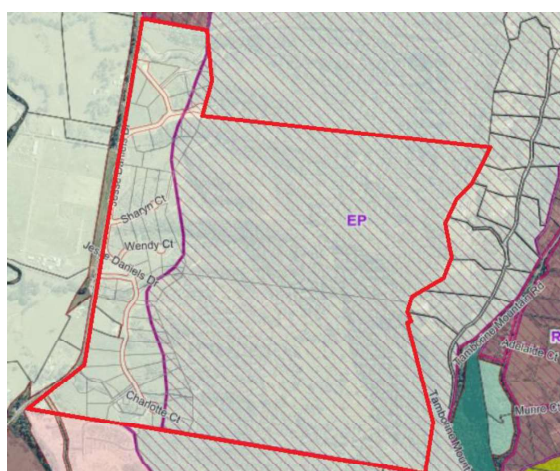
The planning scheme is required to identify the most suitable zone for each parcel of land within the region. A recently executed subdivision at Benobble Heights (ref: Development Permit MCU18/162 (Decision Notice issued under Court Order - P&E Court No. 4126 of 2018) resulted in the creation of 54 rural 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 BENOBBLE 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 BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 3 SP342145	3 Timothy Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 4 SP342145	5 Timothy Place BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 5 SP342145	20 Jesse Daniels Drive BENOBBLE QLD	Part Rural Zone Part Rural Zone - Rural Escarpment Protection		
Lot 6 SP342145	18 Jesse Daniels Drive BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 7 SP342145	6 Timothy Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 8 SP342145	4 Timothy Place BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 9 SP342145	16 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 10 SP342145	14 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 11 SP342145	21 Jesse Daniels Drive BENOBBLE QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		

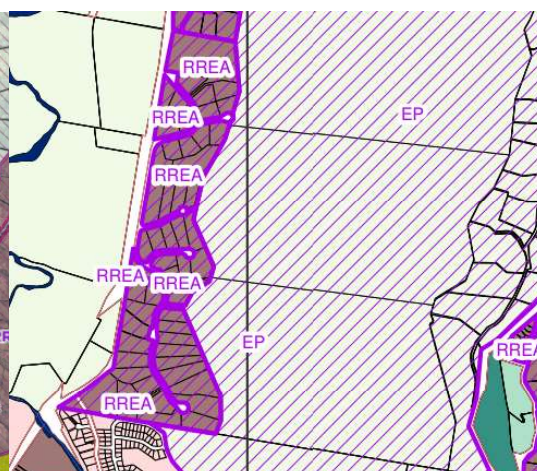
Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
Lot 12 SP342145	19 Jesse Daniels Drive BENOBBLE QLD	Part Rural Zone Part Rural Zone - Rural Escarpment Protection		
Lot 13 SP342145	17 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
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 SP340166	1 Jesse Daniels Drive BENOBBLE QLD	Rural Zone (where no precinct applies)		
Lot 32 SP340166	3 Jesse Daniels Drive BENOBBLE	Rural Zone (where no precinct applies)		

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
	QLD			
Lot 33 SP340166	2 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 34 SP340167	6 Charlotte Place, BENOBBL	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 35 SP340167	8 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 36 SP340167	10 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 37 SP340167	12 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 38 SP340167	14 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 39 SP340167	16 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 40 SP340167	18 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 41 SP340167	20 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 42 SP340167	23 Charlotte Place BENOBBL QLD	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection		
Lot 43 SP340167	21 Charlotte Place BENOBBL QLD	Rural Zone (where no precinct applies)		
Lot 44 SP340167	19 Charlotte Place BENOBBL QLD	Rural Zone (where no precinct applies)		
Lot 45 SP340167	17 Charlotte Place BENOBBL QLD	Rural Zone (where no precinct applies)		
Lot 46 SP340167	15 Charlotte Place BENOBBL QLD	Rural Zone (where no precinct applies)		
Lot 47 SP340167	13 Charlotte Place BENOBBL QLD	Rural Zone (where no precinct applies)		
Lot 48 SP340167	Finch Road, BENOBBL	Rural Zone (where no precinct applies)		
Lot 49	11 Charlotte Place,	Rural Zone (where no		

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
SP340167	BENOBBLE	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)		
Lot 54 SP342144	9 Sharyn Place, BENOBBLE	Part Rural Zone (where no precinct applies) Part Rural Zone - Rural Escarpment Protection Precinct	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
	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

Zone Map	Property Description	Address	Proposed Zoning
	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
	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

Zone Map	Property Description	Address	Proposed Zoning
	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 16: Amendment to zone to reflect recent subdivisions at Benobble, 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 and Wojei Rise at Benobble 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). 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)	
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)	

Property Description	Address	Current Zoning (30.06.23)	Proposed Zoning and Precinct	Zone Map
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 25 SP334831	3 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	ZM18
Lot 26 SP334831	5 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 27 SP334831	7 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 28 SP334831	9 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 29 SP334831	11 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 30 SP334831	13 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 31 SP334831	18 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 32 SP334831	16 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 33 SP334831	14 Young Drive KALBAR	Low Density Residential Zone	Rural Residential Zone (where no precinct applies)	
Lot 34 SP334831	12 Young Drive	Low Density	Rural Residential Zone	

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](#).

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; 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 CANUNGRA	Rural Residential Zone (where no precinct 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)

Zone Map	Property Description	Address	Proposed Zoning and Precinct
	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)
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	Rural Residential Zone (where no precinct

Zone Map	Property Description	Address	Proposed Zoning and Precinct
		KALBAR	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)

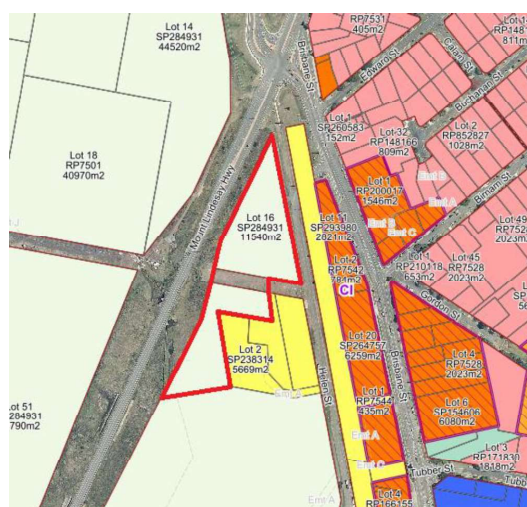
Item 17: Amendment of zone to Mixed Use Zone - Commercial Industry Precinct for lots at Beaudesert

Summary

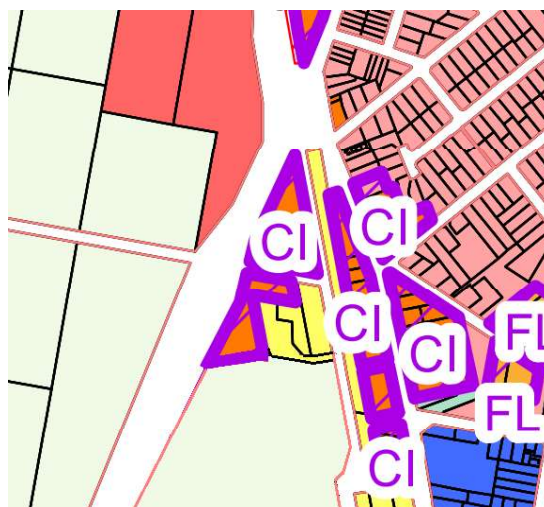
Amendment to Zone Map ZM33 to include Lots 16 and 17 SP284931, 65 Helen Street and Unnamed Road Beaudesert in the Mixed Use Zone - Commercial Industry Precinct.

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

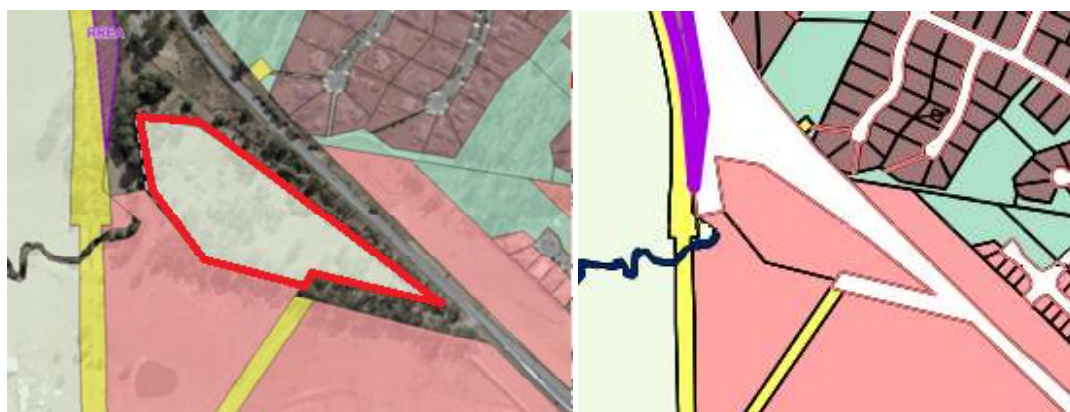
Item 18: Amendment to zone of Lot 1 SP224392 Gleneagle to Low-medium Density Residential Zone

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 19: 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.

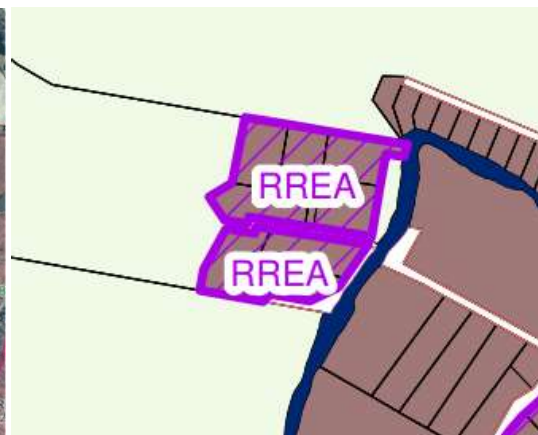
Explanation

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
Lot 3 SP280498	55 Geiger Road CANUNGRA	Part Urban Footprint, Part Regional Landscape and Rural Production Area

Property Description	Address	Proposed Zoning and Precinct
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 20: 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 21: Amendment to land designated Recreation and Open Space Zone that is privately owned in Burnett Creek, Kooralbyn, Christmas Creek and Tamborine

Summary

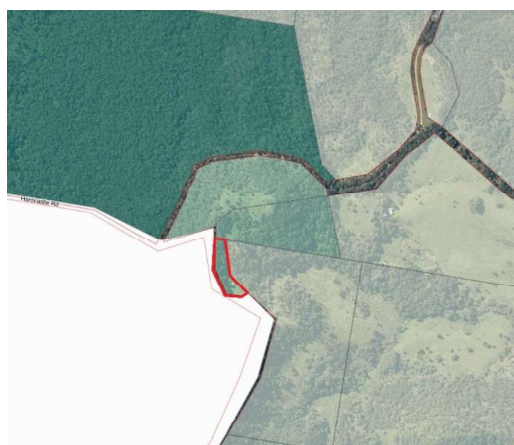
Amendments to convert privately owned land designated as Recreation and Open Space Zone to a more suitable zone.

Explanation

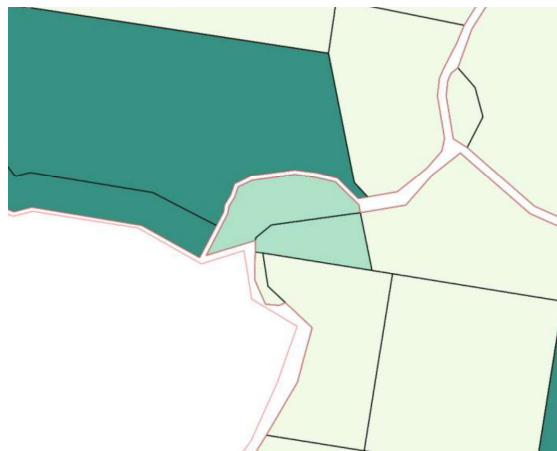
The amendment involves amending Zone Maps ZM24, ZM42, ZM43, ZM55, and ZM59 to the following:

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 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: - No change to northern part - Recreation and Open Space Zone (where no precinct applies) - Southern part - Rural Residential Zone (Rural Residential A Precinct)	ZM24

2821 Carneys Creek Road BURNETT CREEK (Lot 1 SP317050)



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



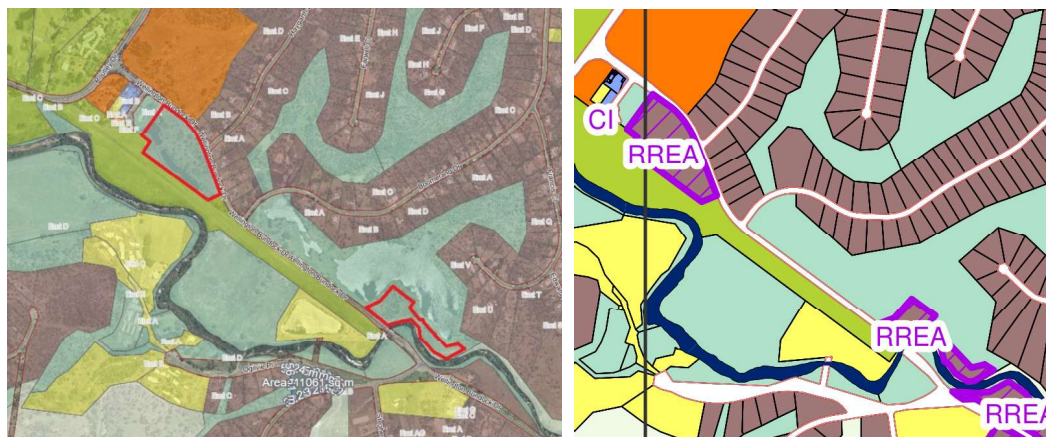
Proposed Zoning for L1 SP317050
(Rural Zone (where no precinct applies))

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.

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))

Proposed Zoning of Lot 140 SP296603 & Lot 183 RP197821

(Rural Residential Zone - Rural Residential A Precinct)

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

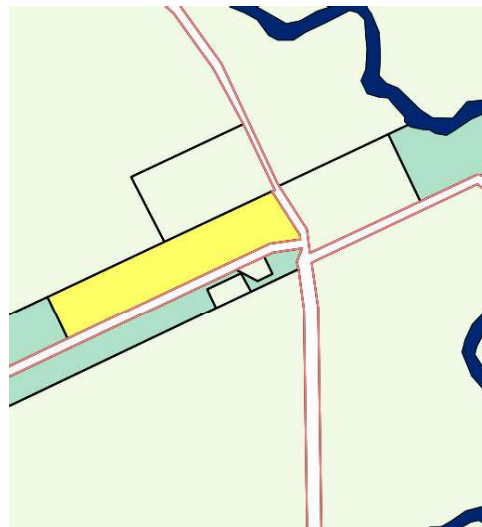
The rural residential zoning is consistent with surrounding zones and the development constraints can be addressed by the Overlay Code requirements. Under section 6.2.16.2 of the Planning Scheme, the purpose of the Rural Residential Zone is to *provide for residential uses and activities on large lots, 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.*

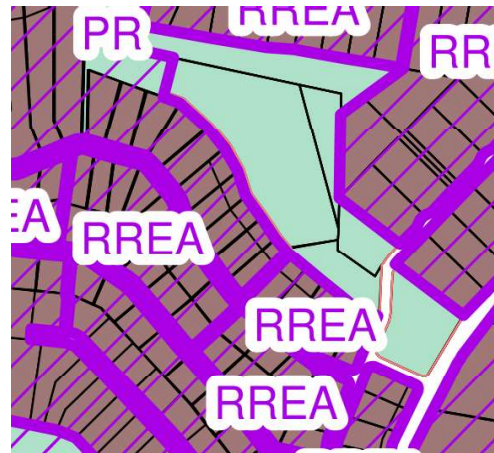
The proposed Rural Zone is consistent with neighbouring lands, and better reflects the private ownership of the land and the residential use existing on the land (Dwelling House).

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 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: - 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: - No change to northern part - Recreation and Open Space Zone (where no precinct applies) - Southern part - Rural Residential Zone (Rural Residential A Precinct)

Item 22: Amendment to zoning of Lot 170 RP888308 and Lot 169 WD5071 Beaudesert to Mixed Use (where no precinct applies)

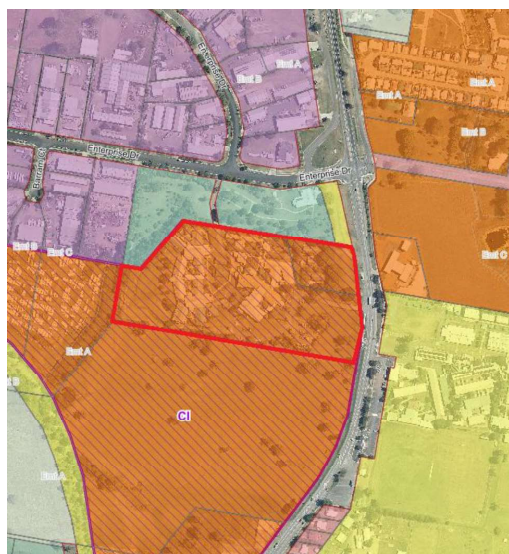
Summary

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).

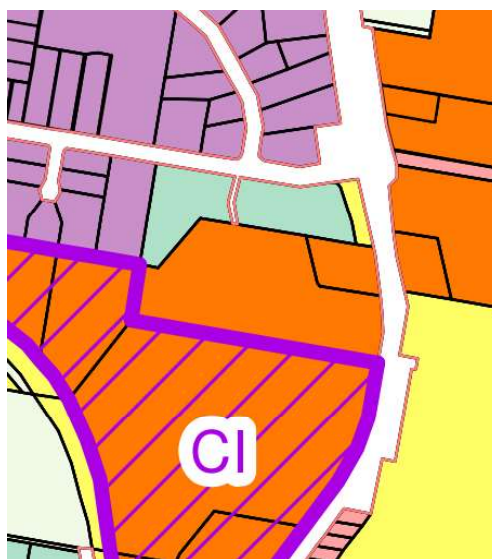
Explanation

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

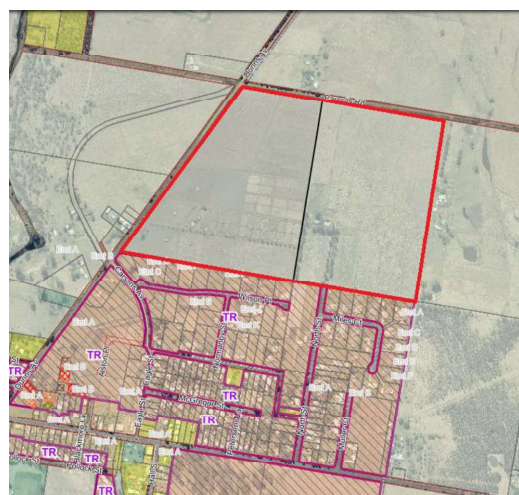
Summary

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.

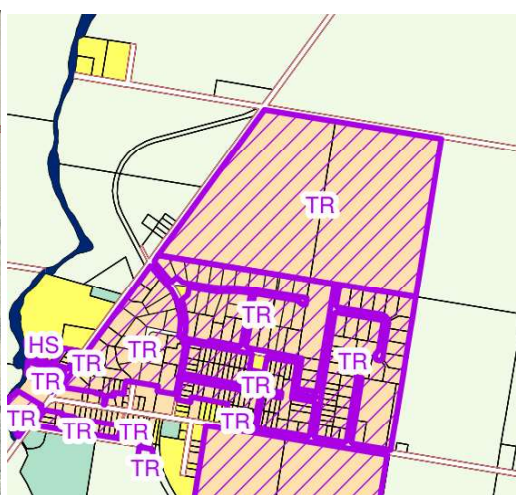
Explanation

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 24: 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.

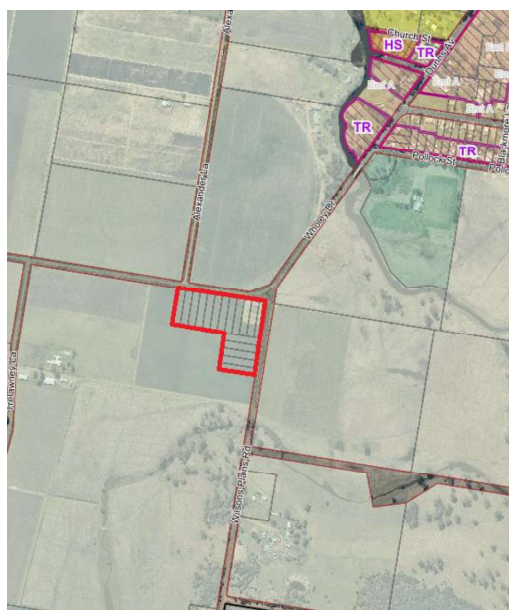
Explanation

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))

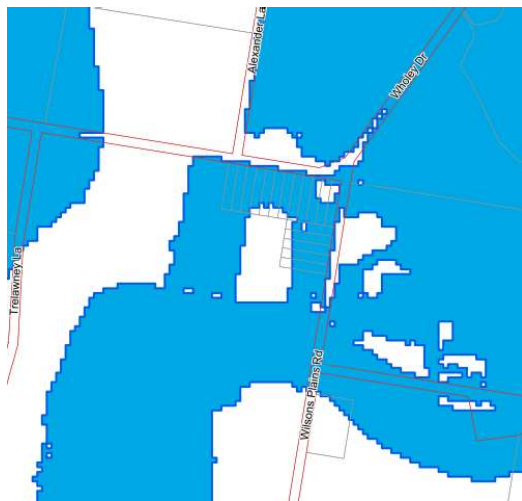


Proposed Zoning of Lots 17-33 RP28761
(Limited Development Zone - Historical Subdivision Precinct)

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

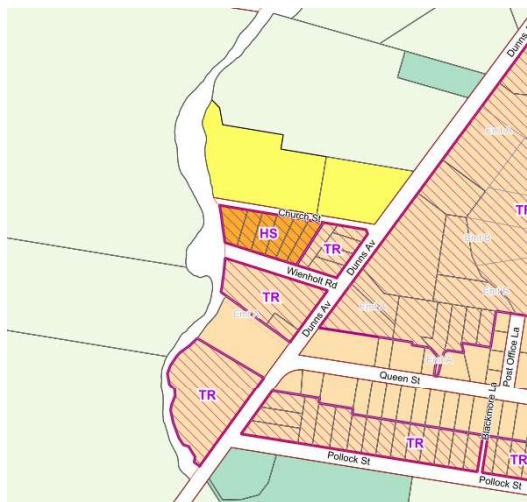
would therefore encourage an amalgamation of all properties to establish a Dwelling house if the 2ha minimum requirement is applied. Importantly, all the lots are constrained by flooding and a Limited Development Zone - Historical Subdivision Precinct designation (requiring the amalgamation of lots to 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 Weinholt Road, Harrisville that is subject to a 4000m² minimum lot size for a Dwelling House.



Aerial of Weinholt 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

Zone Map	Property Description	Address	Proposed Zoning and 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
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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 25: 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

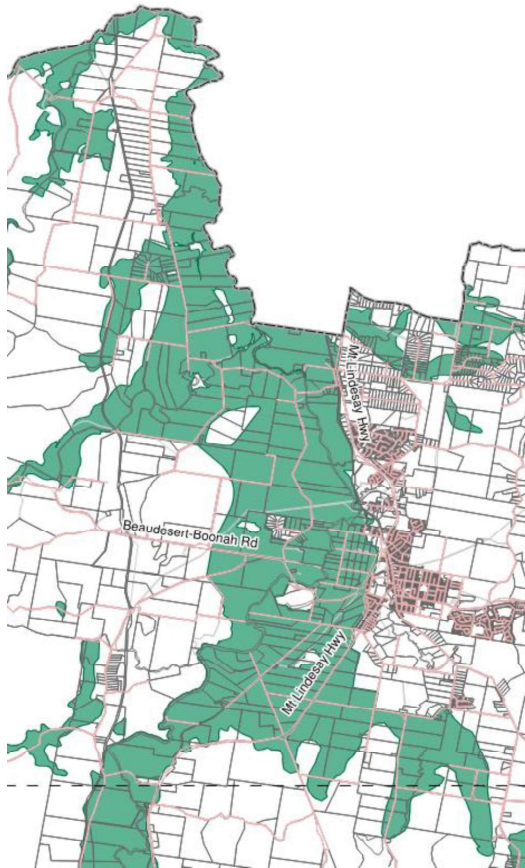
Proposed amendment involves updating the **Agricultural Land Classification (Class A and Class B)** and a subsequent update of the **Agricultural Land Buffer Area** layer given the change in the Agricultural Land Classification data.

- **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**.

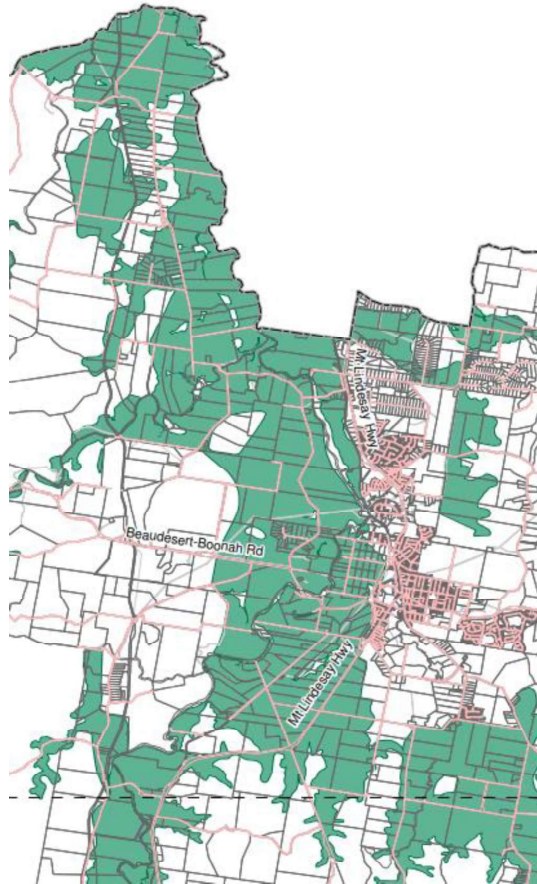
For noting, there have been no changes in the mapping methodology between the current and proposed versions of the Agricultural Land Overlay Map. Refer to Attachment 2 - Proposed Overlay Maps to view amended *Overlay Map OM-01 Agricultural Land Overlay*.

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 26: 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

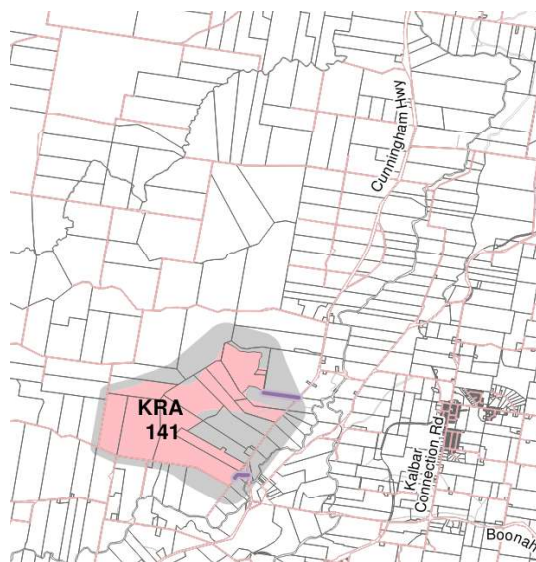
Overlay Map and Strategic Framework Map

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.

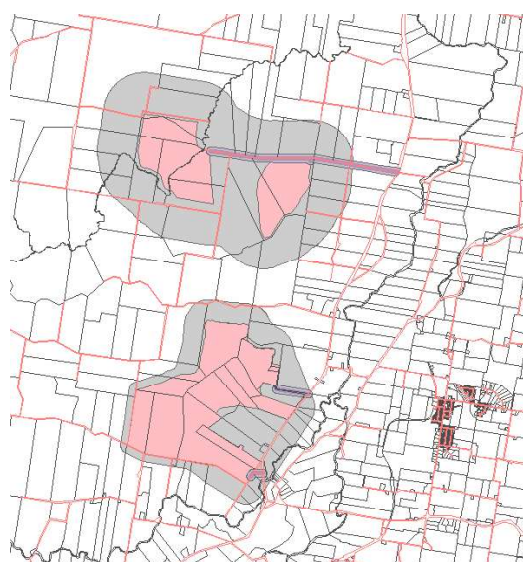
The following layers will be amended on both maps:

- 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 27: 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

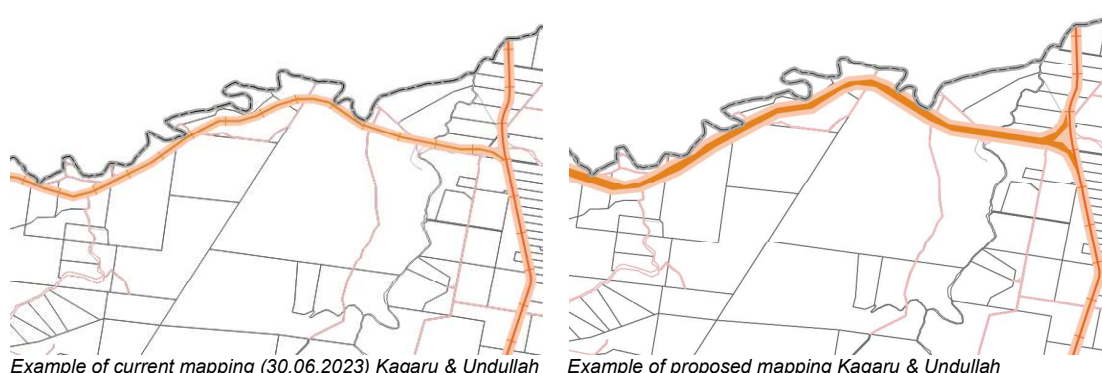
The proposed mapping updates include:

- **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 28: 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.

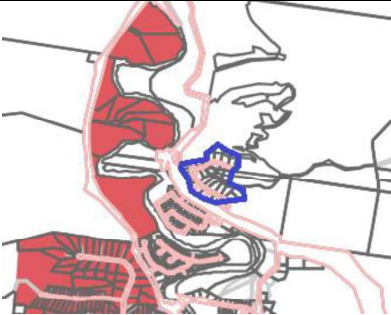
Explanation

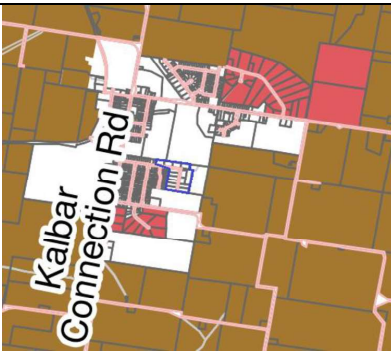
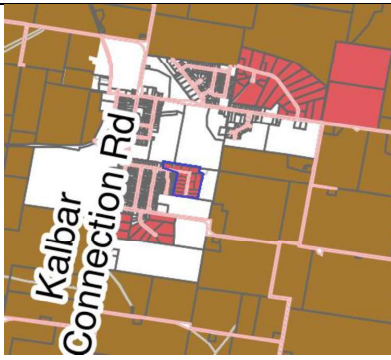
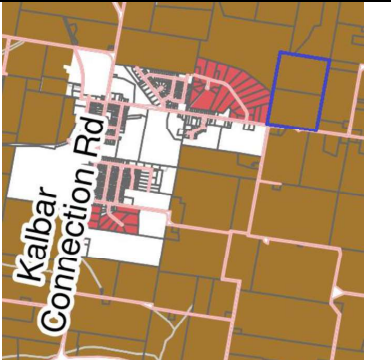
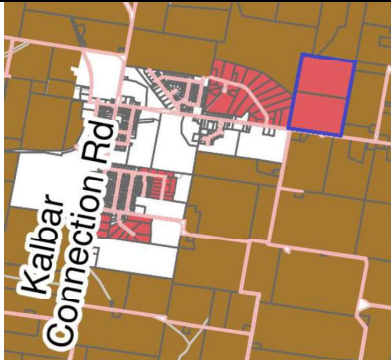
The amendment involves updating *Overlay Map OM-13 Minimum Lot Size Overlay* to reflect the amendments made to land in the Rural Residential Zone where it is located within the Urban Footprint under the Shaping SEQ 2023. All lots are proposed to be included under the **4000m² Minimum Area** layer except 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 at Aratula is proposed to be zoned Township and no longer has a rural residential zoning (see [Item 25](#)).

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 92-111 SP299307 Lot 162-165 SP299037 Lot 175-179 SP299037 Seymour Dr and Wojei Rise, CANUNGRA and BENOBLE *See Item 21 for related Zoning amendment	4000m ² 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
Lot 37 SP185265 6883 Cunningham Highway ARATULA *See Item 25 for related Zoning amendment	REMOVE lot from 1ha Minimum Area~ ~ Lot is proposed to be amended to Township Zone.		
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

1. 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 29: 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

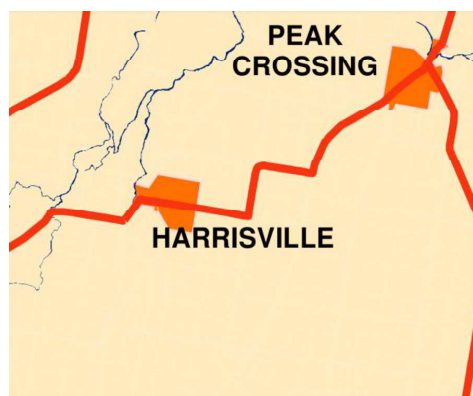
The amendment involves updating the following layers on the *SFM-01 Strategic Framework Map - Communities and Character*:

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.

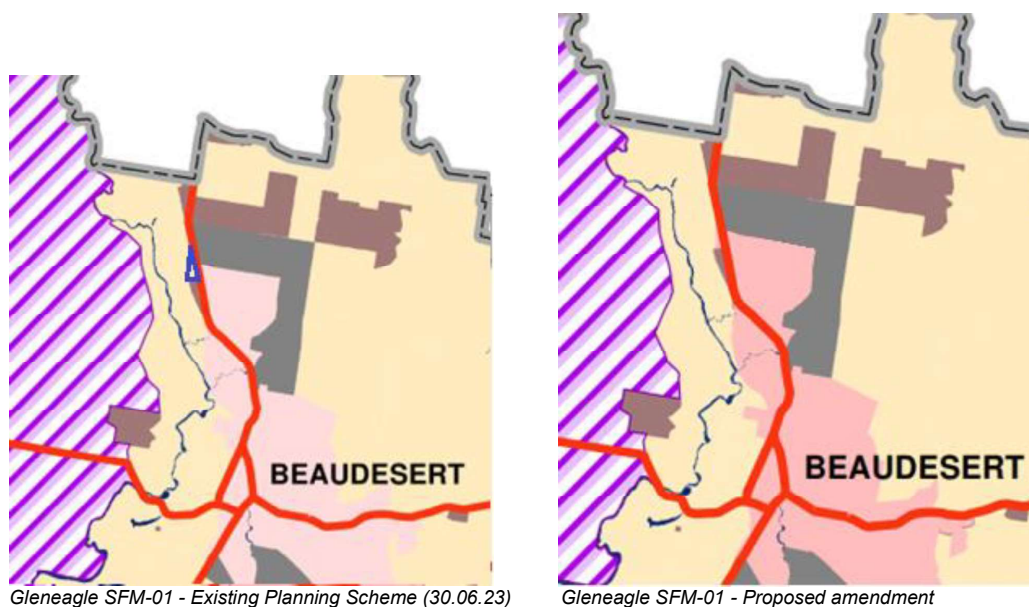
The remainder of the new Urban Footprint expansion is located at Gleneagle (approx. 20ha) on the western side of the Mount Lindesay Highway. This area was in the Regional Landscape Rural Production Area under the former South East Queensland Regional Plan 2017 and was identified as an **Acreage Area** 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)

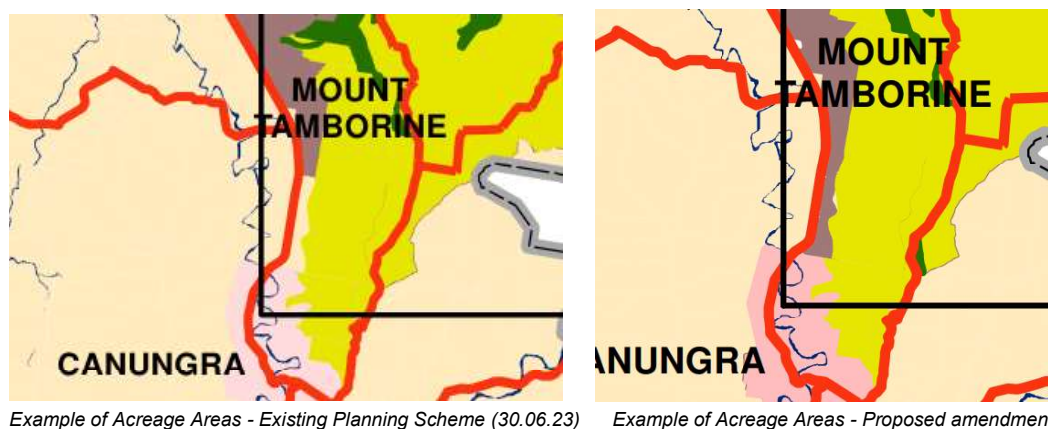


Harrisville SFM-01 - Proposed amendment



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 30: 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. <i>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.</i>

Item 31: NEW Post SIR Response June 2025 – Amendment to Renewable Energy Facilities (where involving solar farms) to reflect amendments to the *Planning Regulation 2017*

Summary

Amendment to the level of assessment tables to include Solar Farms, amendment to the definition of Renewable Energy Facility, the introduction of new definition for Solar Farm to reflect changes made in the *Planning Regulation 2017* and other consequential amendments.

Explanation

On 18 July 2025, the State Government amended the planning framework to make all Relevant Solar Farms Impact Assessable and the development application is assessed and decided by the State Assessment and Referral Agency (SARA). A Relevant Solar Farm is a Solar Farm that has a maximum instantaneous electricity output of 1MW or more or a Solar Farm in a Priority Development Area. A Solar Farm with a maximum instantaneous electricity output of less than 1MW will be assessed and decided by the Local Government and will not be required to undertake a Social Impact Assessment (SIA) or have a Community Benefit Agreement (CBA) in place.

In the current planning scheme, Solar Farms (currently identified as a Renewable Energy Facility) are code assessable. As Solar Farms now have their own use definition, they will be included as a separate use in the tables of assessment and be code assessable which is no change from Council's current policy position on Solar Farms.

Furthermore, the consistent uses and potentially consistent uses table in the Community Facilities Zone, Rural Zone and the Special Purposes Zone Codes have been amended to include Solar Farms as a consistent use. This is no change from Council's current position of Renewable Energy Facilities being a consistent use in these zones.

Lastly, as a consequential amendment, the Parking and Access Code has been included as an assessment benchmark for both a Renewable Energy Facility and Solar Farm. The exclusion of this benchmark for a Renewable Energy Facility is an oversight in the current planning scheme.

This amendment seeks to align the Scenic Rim Planning Scheme with the changes made to the *Planning Regulation 2017*. Specifically, the change involves:

- amendment of the Tables of Assessment in the Community Facilities Zone, Rural Zone (where no precinct applies) and the Special Purposes Zone (Bulk Water Storage Precinct) to include Solar Farms as Code Assessable;
- amendment of the use definition for Renewable Energy Facility to reflect the updated definition in the *Planning Regulation 2017*;
- introduction of a new use definition for Solar Farm to reflect the updated definition in the *Planning Regulation 2017*;
- amendment to the Consistent Uses and Potentially Consistent Uses tables in the Community Facilities Zone, Rural Zone and the Special Purposes Zone to include Solar Farms as a consistent use; and
- including the Parking and Access Code as an assessment benchmark for a Renewable Energy Facility and a Solar Farm.

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 small scale solar farms in appropriate locations and identifies them as potentially consistent development in the Community Facilities Zone, Rural Zone (Where no precinct applies) and the Special Purposes Zone (Bulk Water Storage Precinct).

Proposed Changes

1. In Part 5 Tables of Assessment, 5.5 Categories of Development and Assessment - Material Change of Use, 5.5.1 Community Facilities Zone, amend Table 5.5.1.1 - Community Facilities Zone as shown below:

Table 5.5.1.1 - Community Facilities Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Renewable energy facility	Code Assessment	
		Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Solar Farm	Code Assessment	
		Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code

2. In Part 5 Tables of Assessment, 5.5 Categories of Development and Assessment - Material Change of Use, 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	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Solar Farm	Code Assessment	
		Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code

3. In Part 5 Tables of Assessment, 5.5 Categories of Development and Assessment - Material Change of Use, 5.5.18 Special Purposes Zone, amend Table 5.5.18.1 - Special Purposes Zone - Bulk Water Storage Precinct as shown below:

Table 5.5.18.1 - Special Purposes Zone - Bulk Water Storage Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Renewable energy facility	Code Assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Solar Farm	Code Assessment	
		Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code

4. In Part 6, 6.2.1 Community Facilities Zone Code, amend Table 6.2.1.2.1 - Consistent Uses and Potentially Consistent Uses in the Community Facilities Zone as shown below:

Table 6.2.1.2.1 - Consistent Uses and Potentially Consistent Uses in the Community Facilities Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Infrastructure Activities	
Air service (where involving a helipad for Emergency Services) Major electricity infrastructure Renewable energy facility Solar Farm Substation Telecommunications facility Utility installation	Air service*

* other than as specified in column 1

5. In Part 6, 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	
Landing Major electricity infrastructure Renewable energy facility Solar Farm Substation Telecommunications facility Utility installation	

* other than as specified in column 1

6. In Part 6, 6.2.18 Special Purpose Zone Code, amend Table 6.2.18.2.1 - Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct as shown below:

Table 6.2.18.2.1 - Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Infrastructure Activities	
Major electricity infrastructure Renewable energy facility Solar Farm Substation Telecommunications facility Utility installation (where involving minor utility installation or groundwater extraction)	Air service Utility installation*

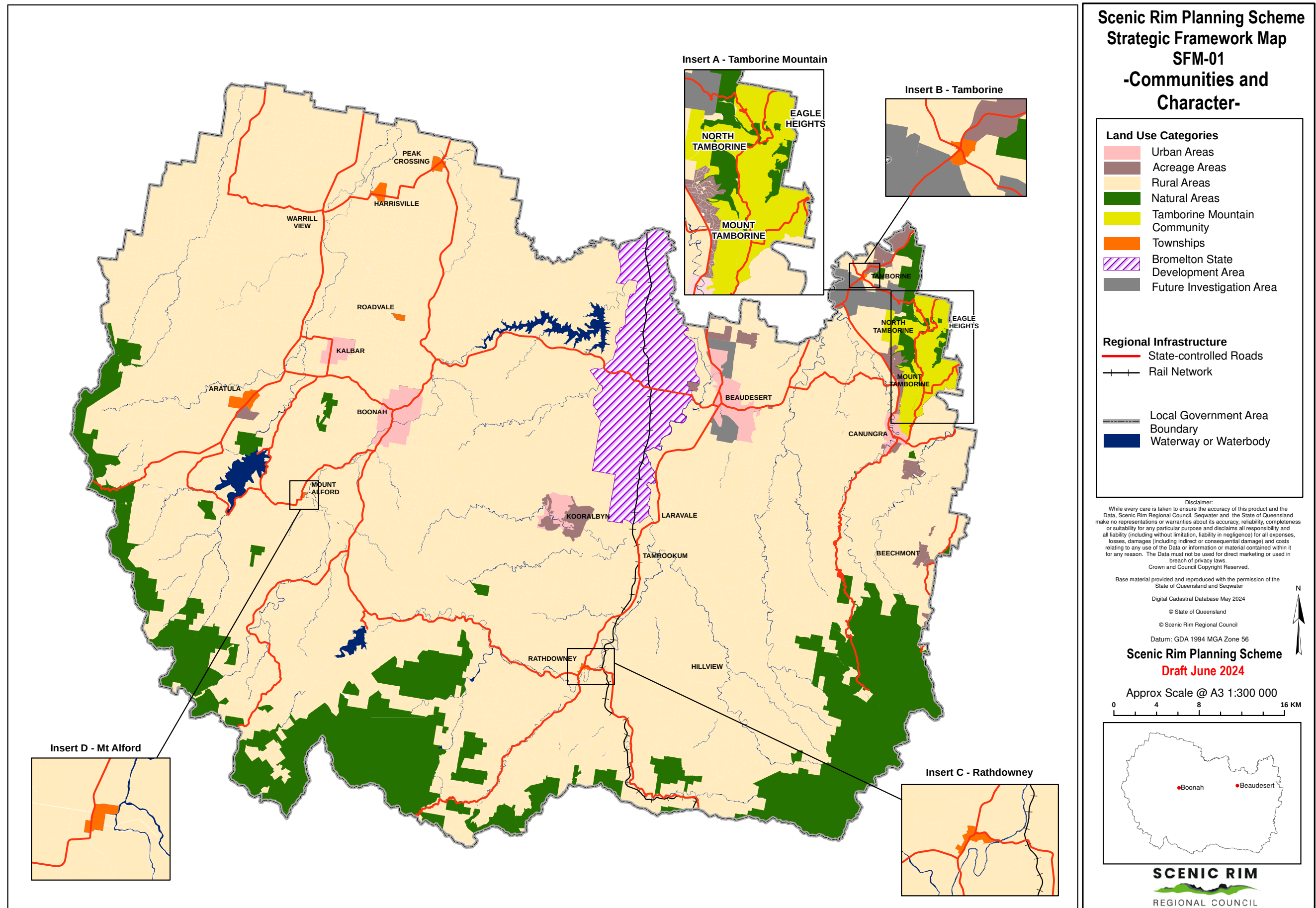
* other than as specified in column 1

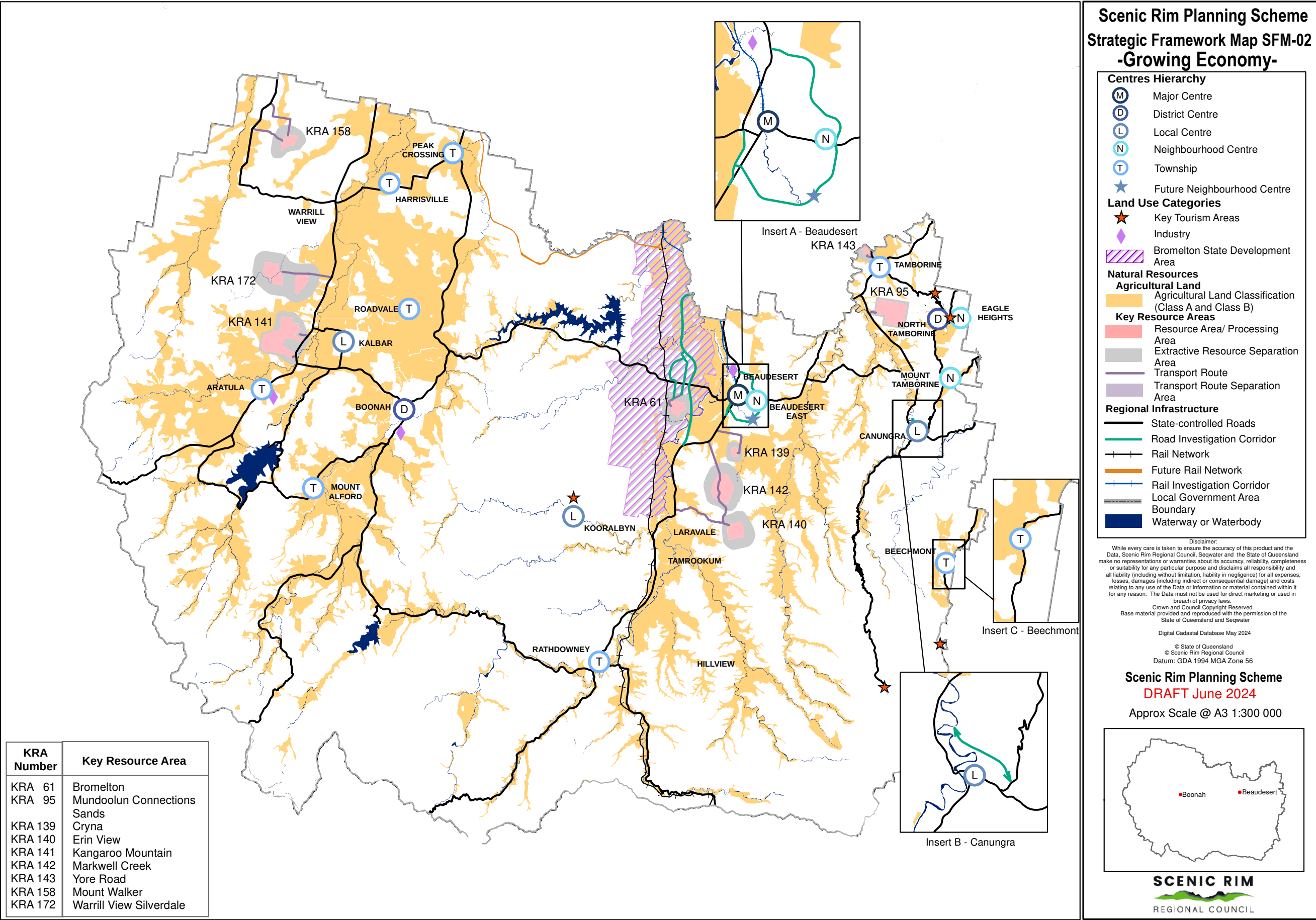
7. In SC1.1 Use Definitions, amend Table SC1.1.2 - Use Definitions as shown below:

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Renewable energy facility	a. means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but b. does not include the use of premises to generate electricity or energy to be used mainly on the premises. b. does not include – i. the use of premises for the generation of electricity or energy to be used mainly on the premises; or ii. a solar farm; or iii. a wind farm.	solar farm , tidal power	wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Solar farm	a. means the use of premises for the generation of electricity or energy from a source of solar energy, other than electricity or energy to be used mainly on the premises; and b. includes the use of premises for any of the following if the use		solar panels supplying energy to domestic or rural activities on the same site

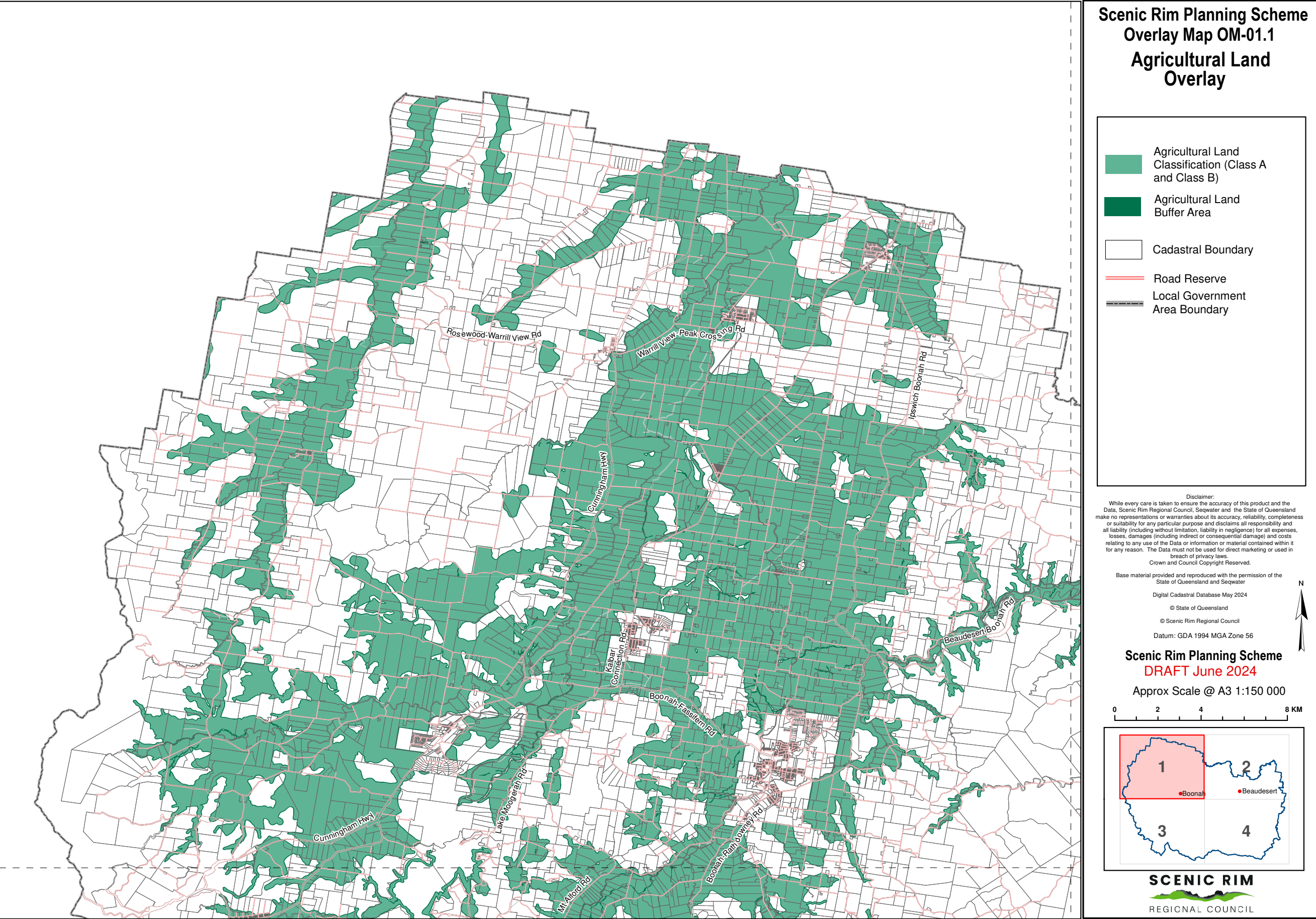
Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<u>relates, or is ancillary, to the use stated in paragraph (a) –</u> <u>i. a building or structure, including, for example, a site office or temporary workers' accommodation;</u> <u>ii. a storage area or maintenance facility, including, for example, a lay down area;</u> <u>iii. infrastructure or works, including, for example, site access, foundations, electrical works, substations, facilities or devices for storing and releasing energy, or landscaping.</u>		

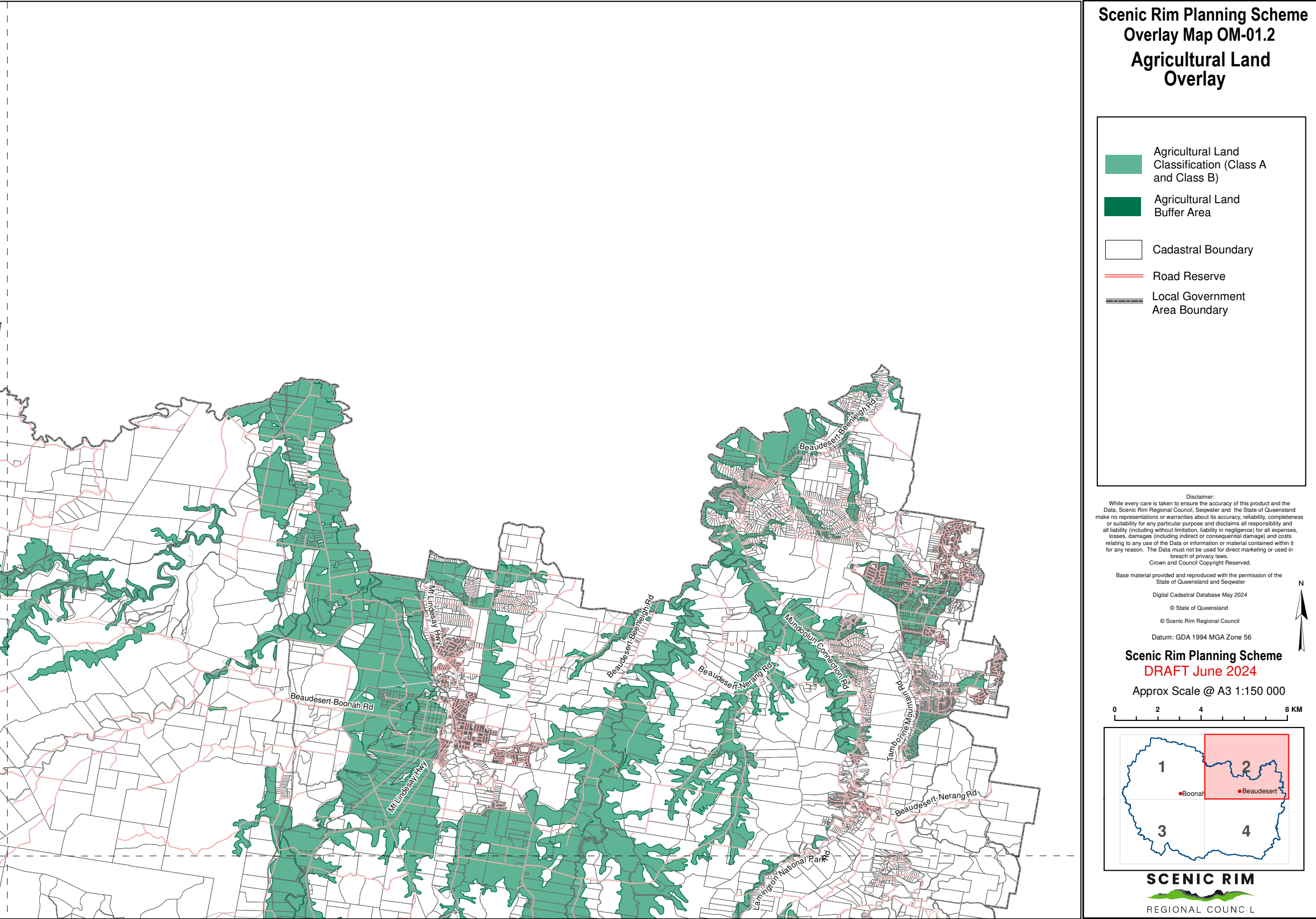
Attachment 1 - Proposed Strategic Framework Maps

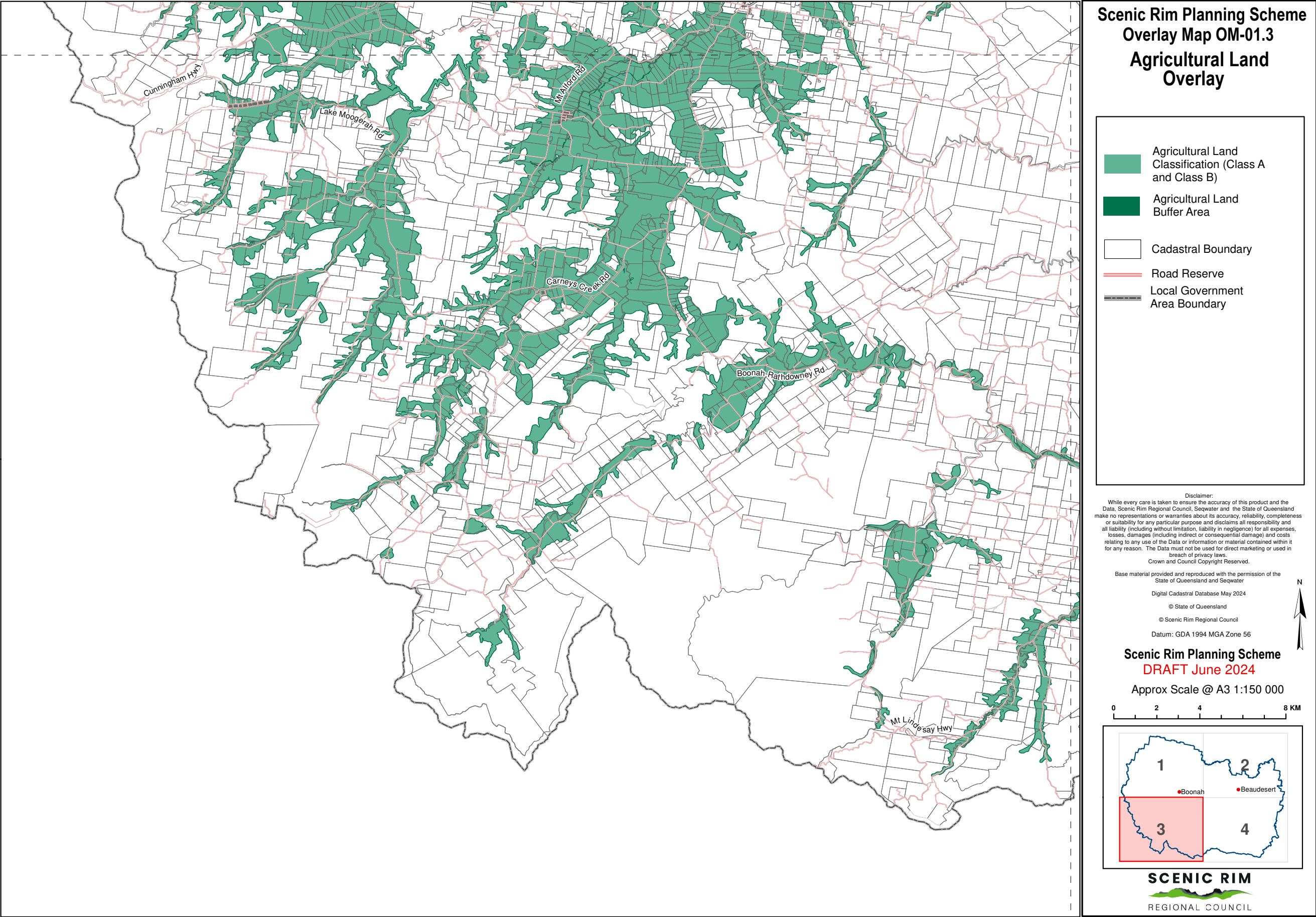


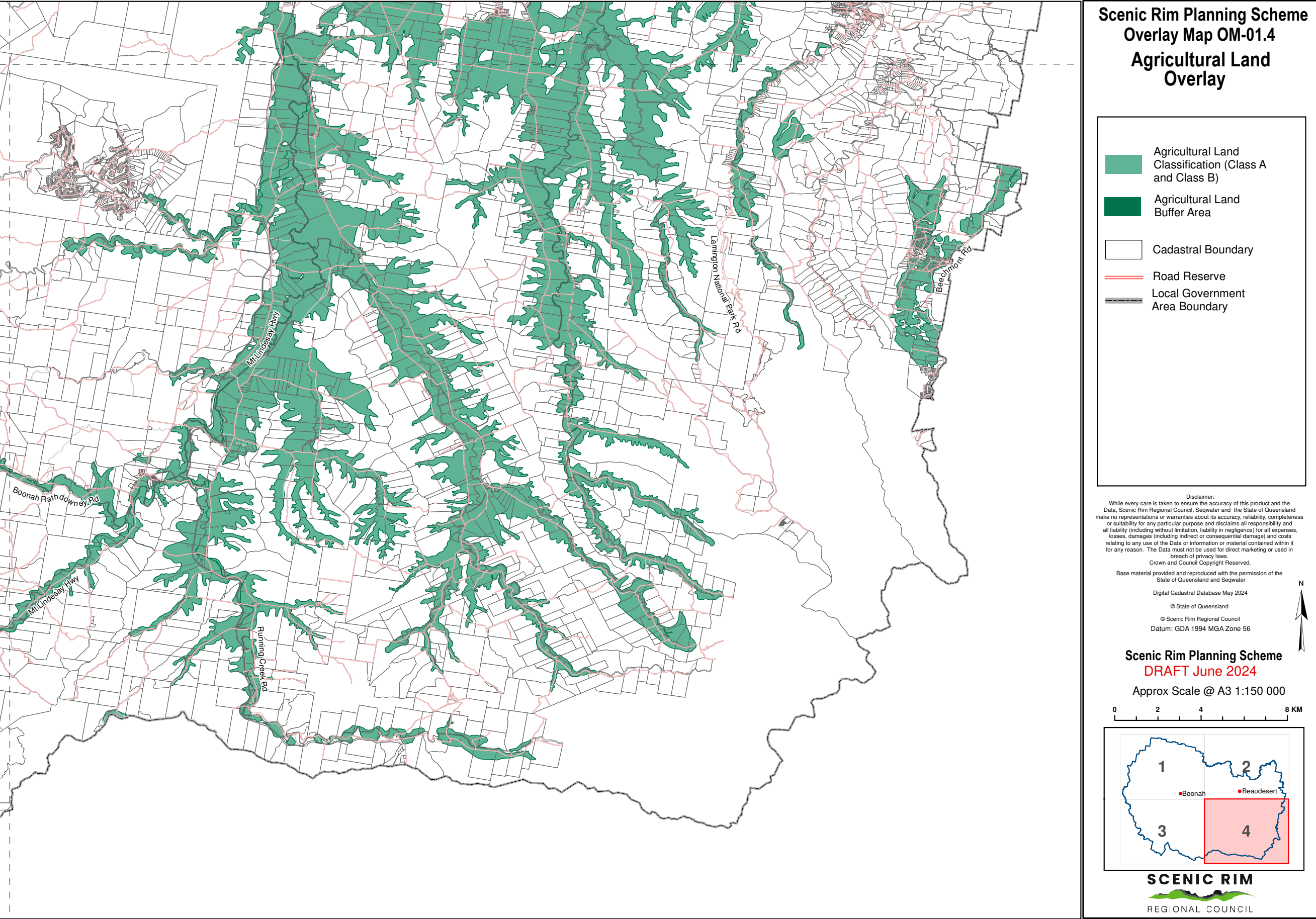


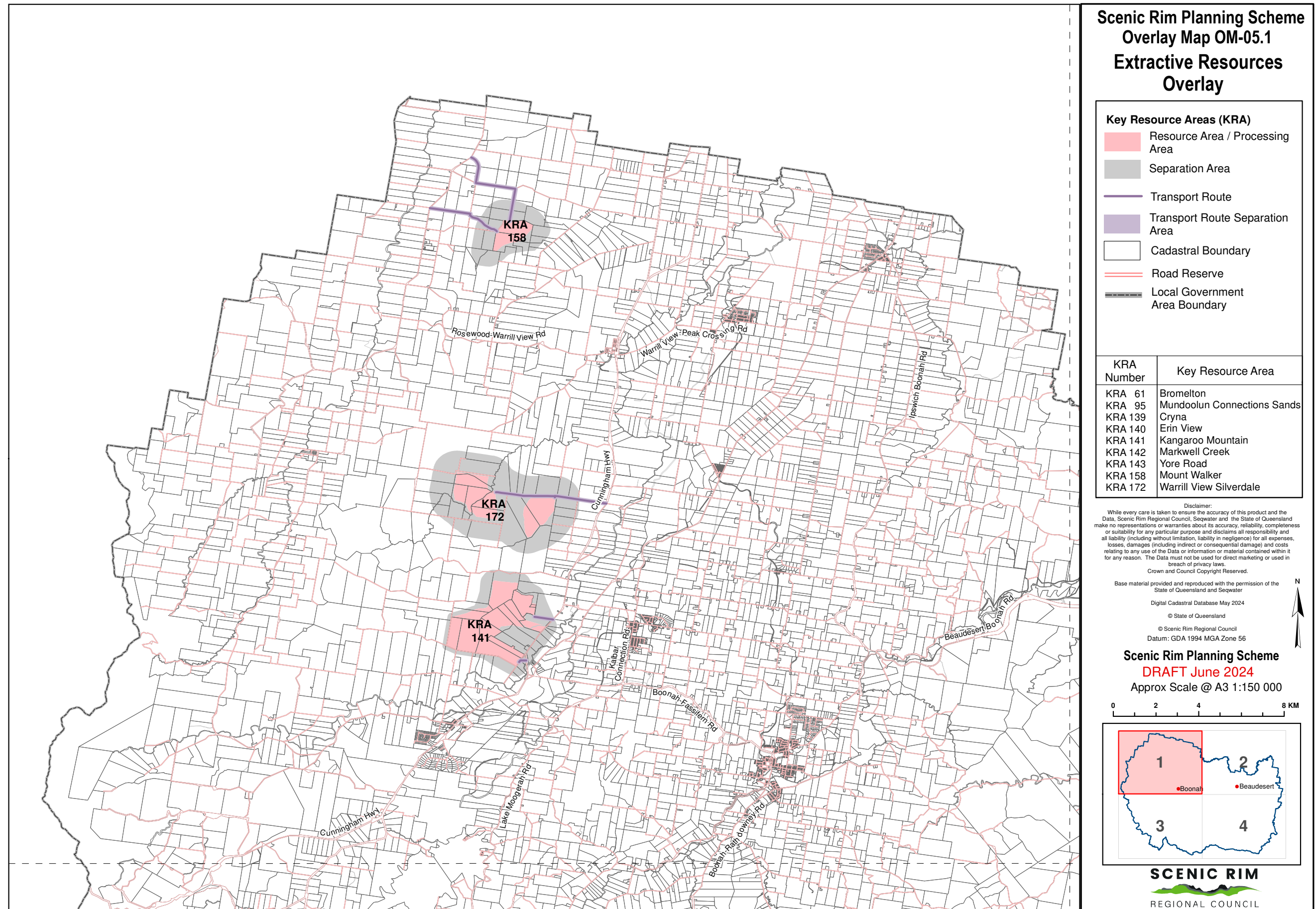
Attachment 2 - Proposed Overlay Maps

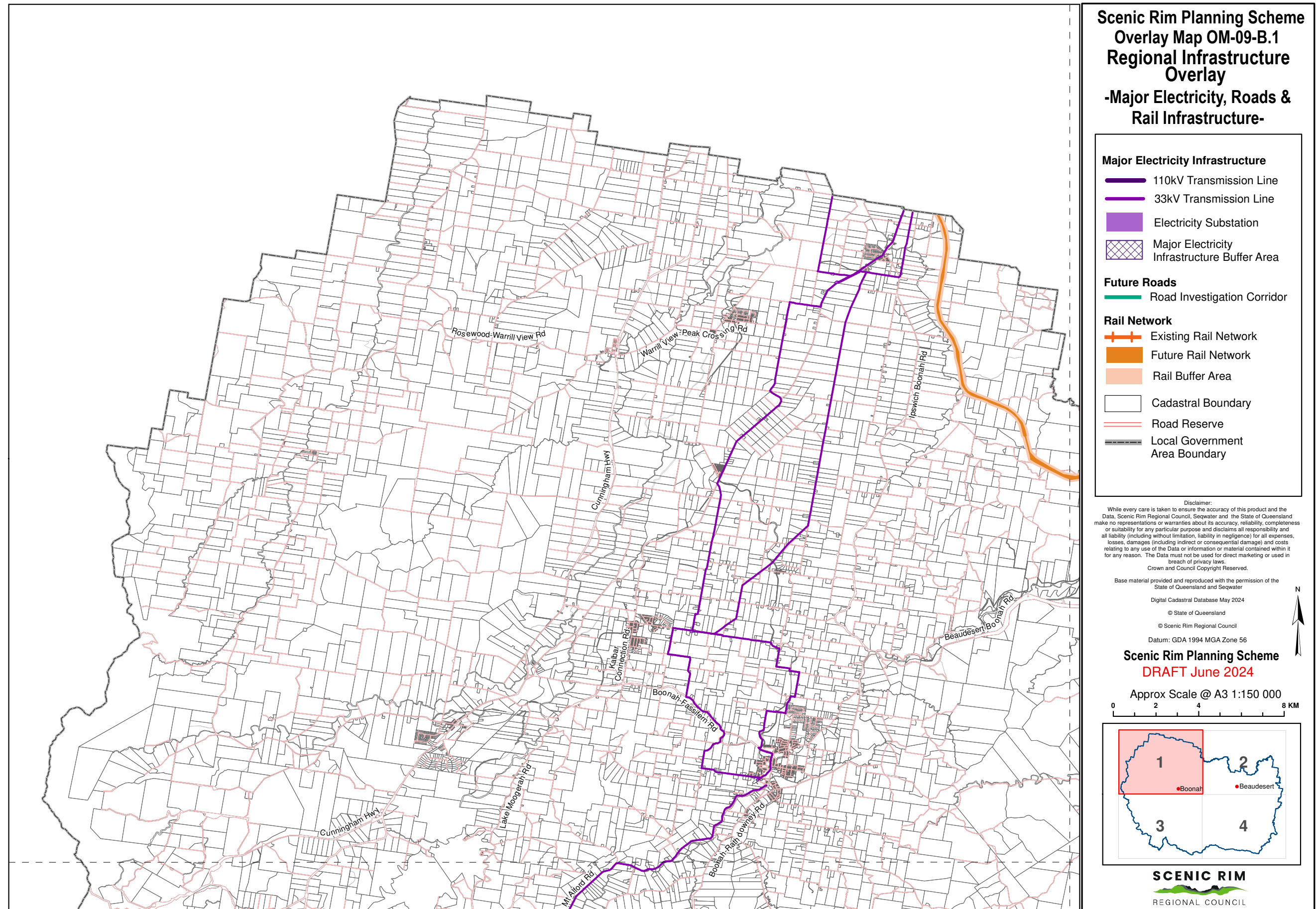


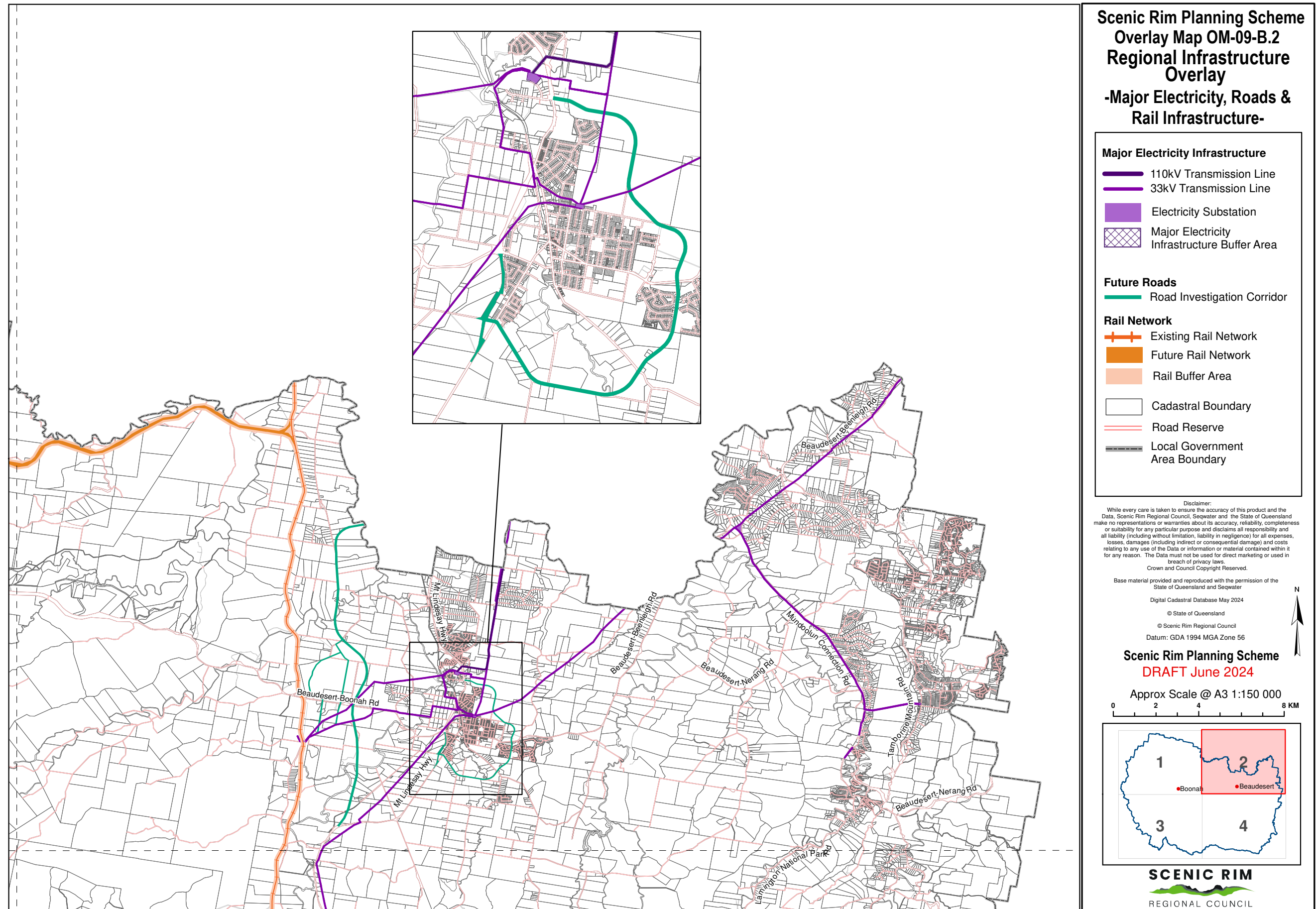


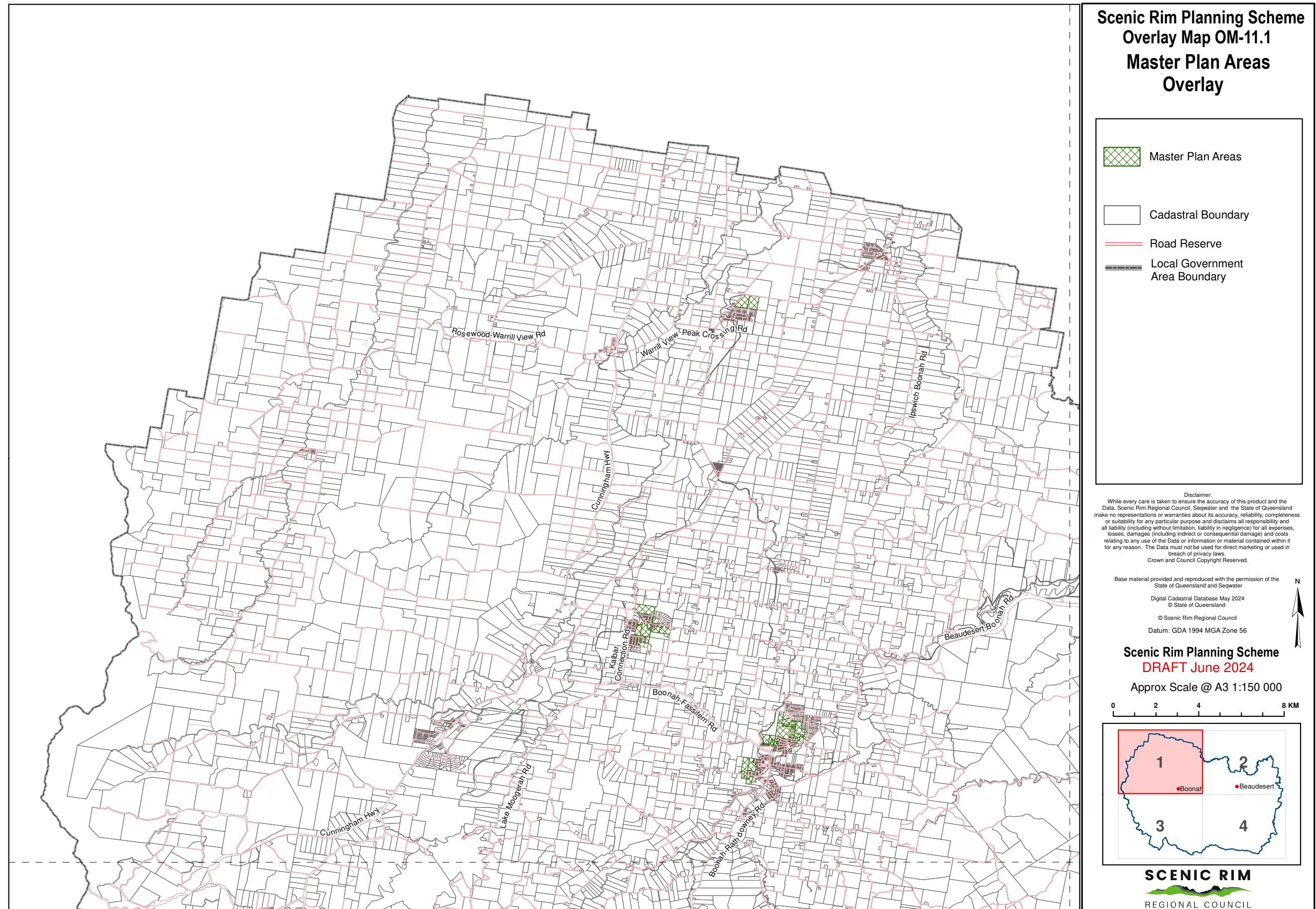


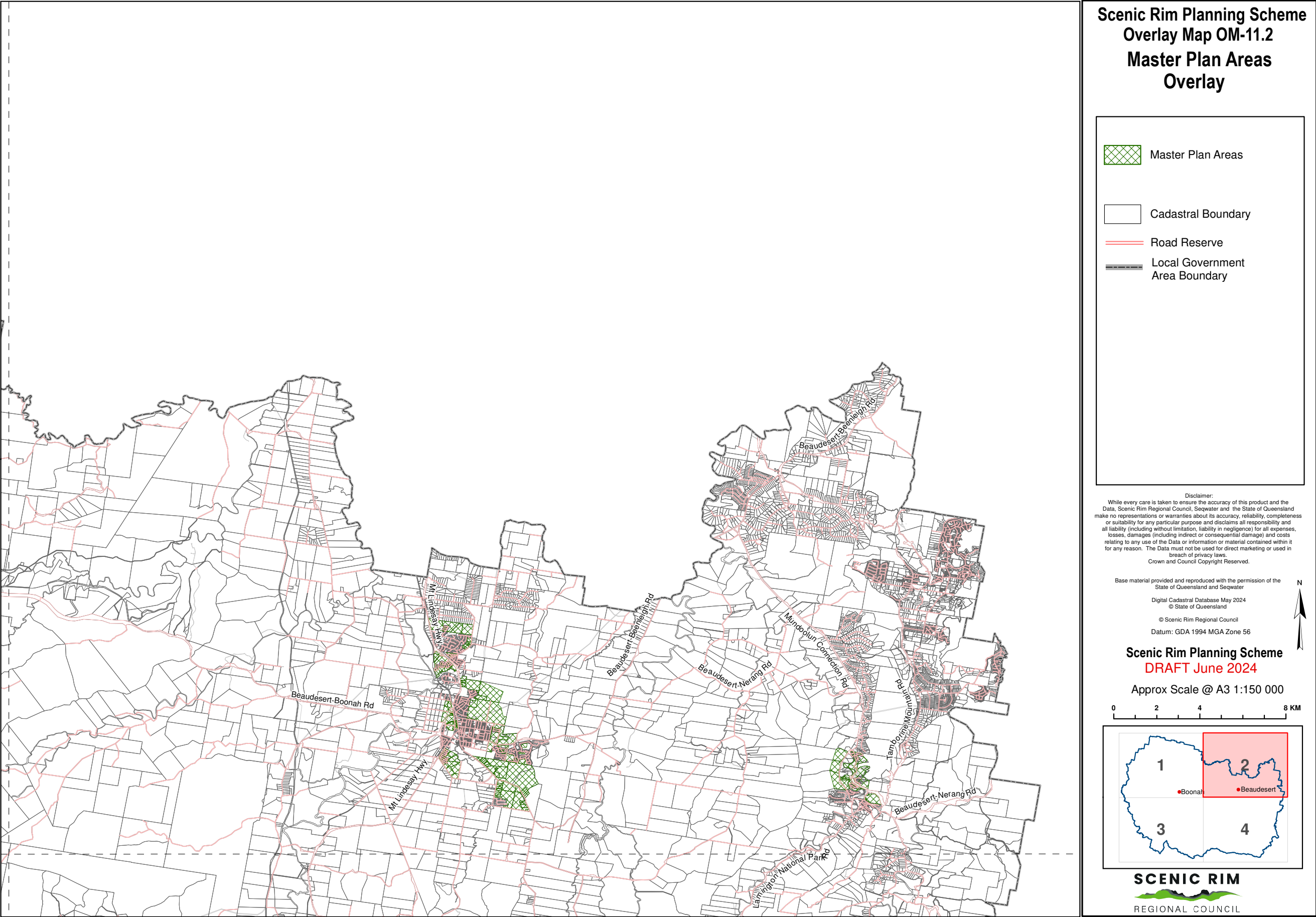


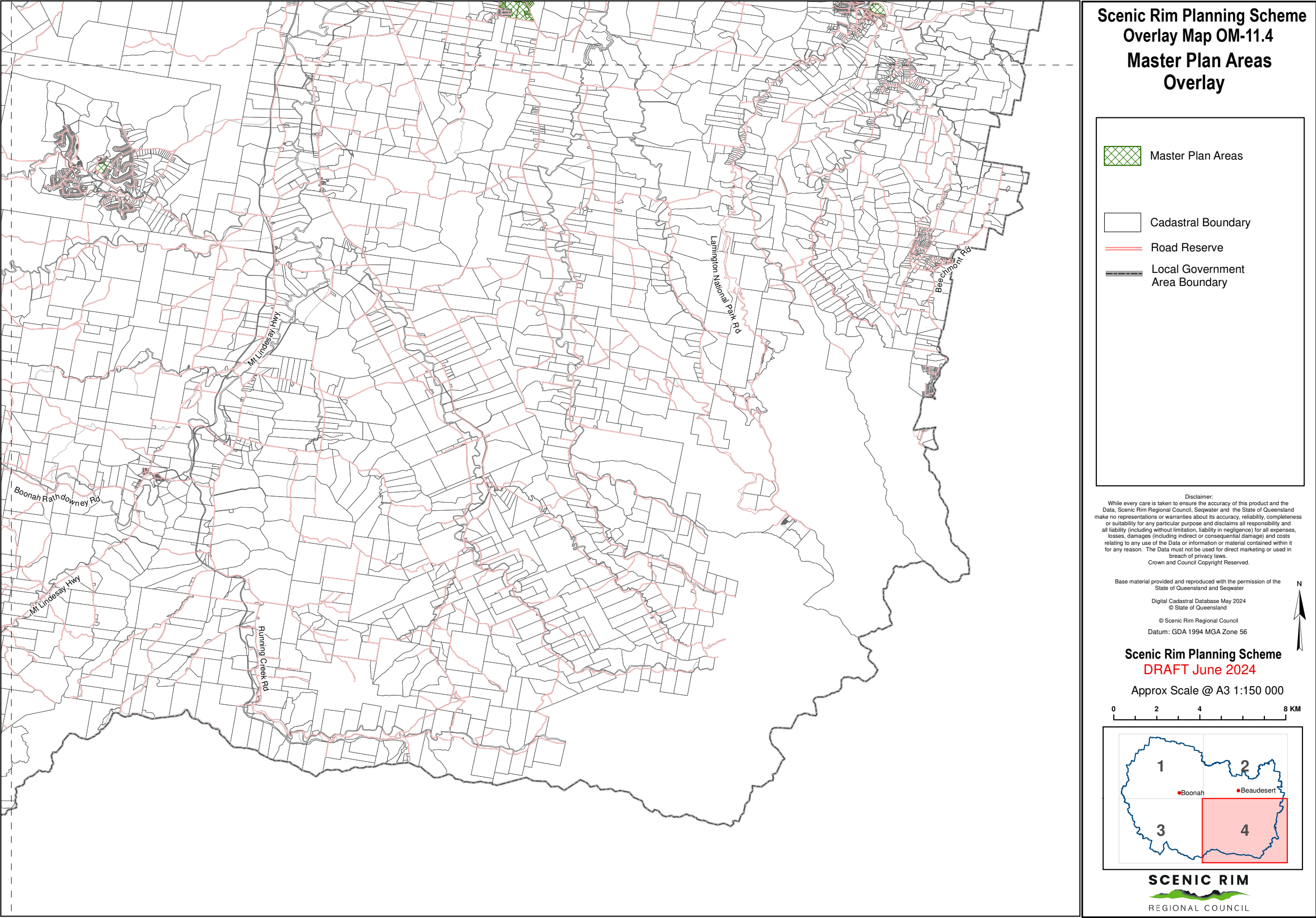


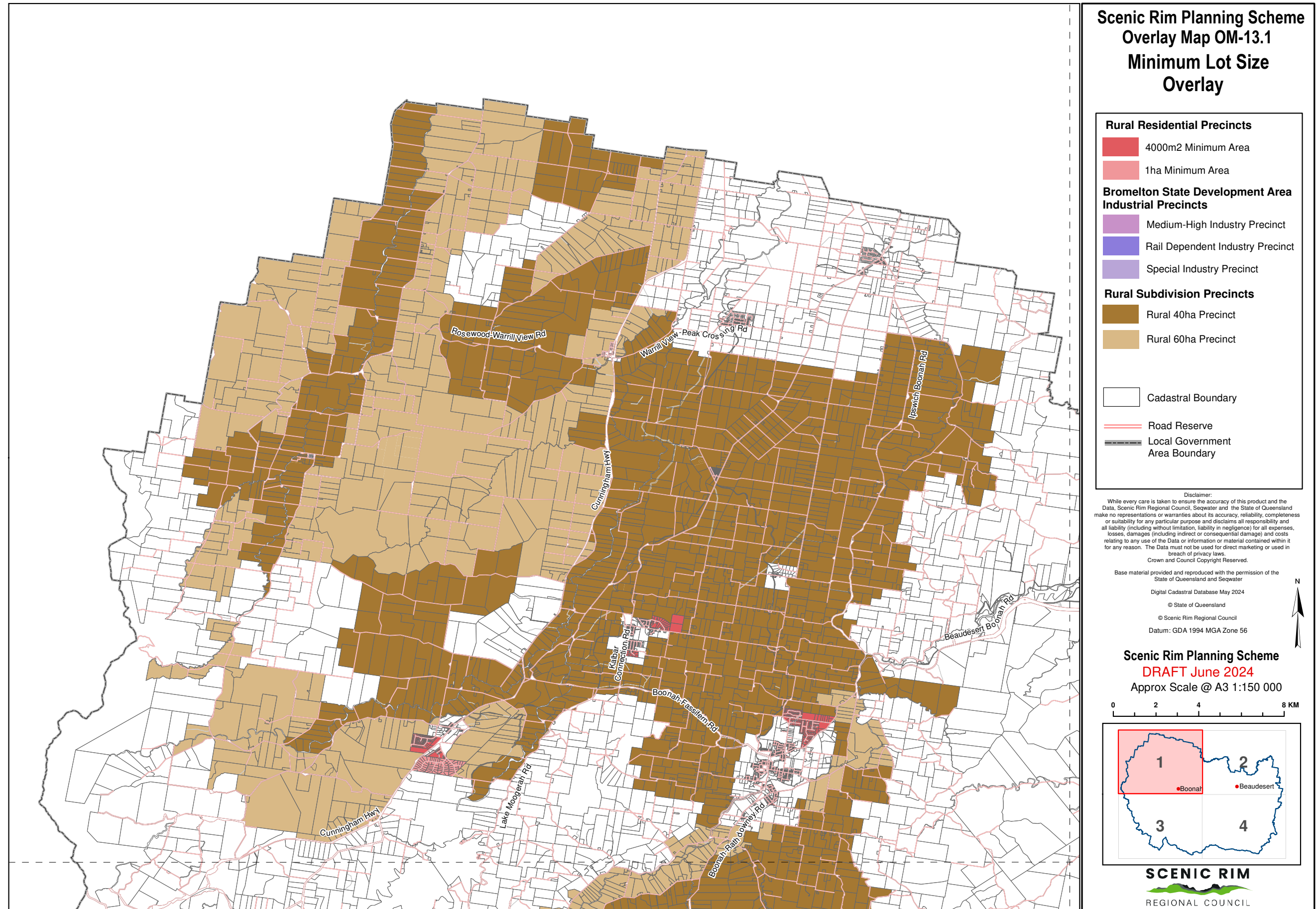


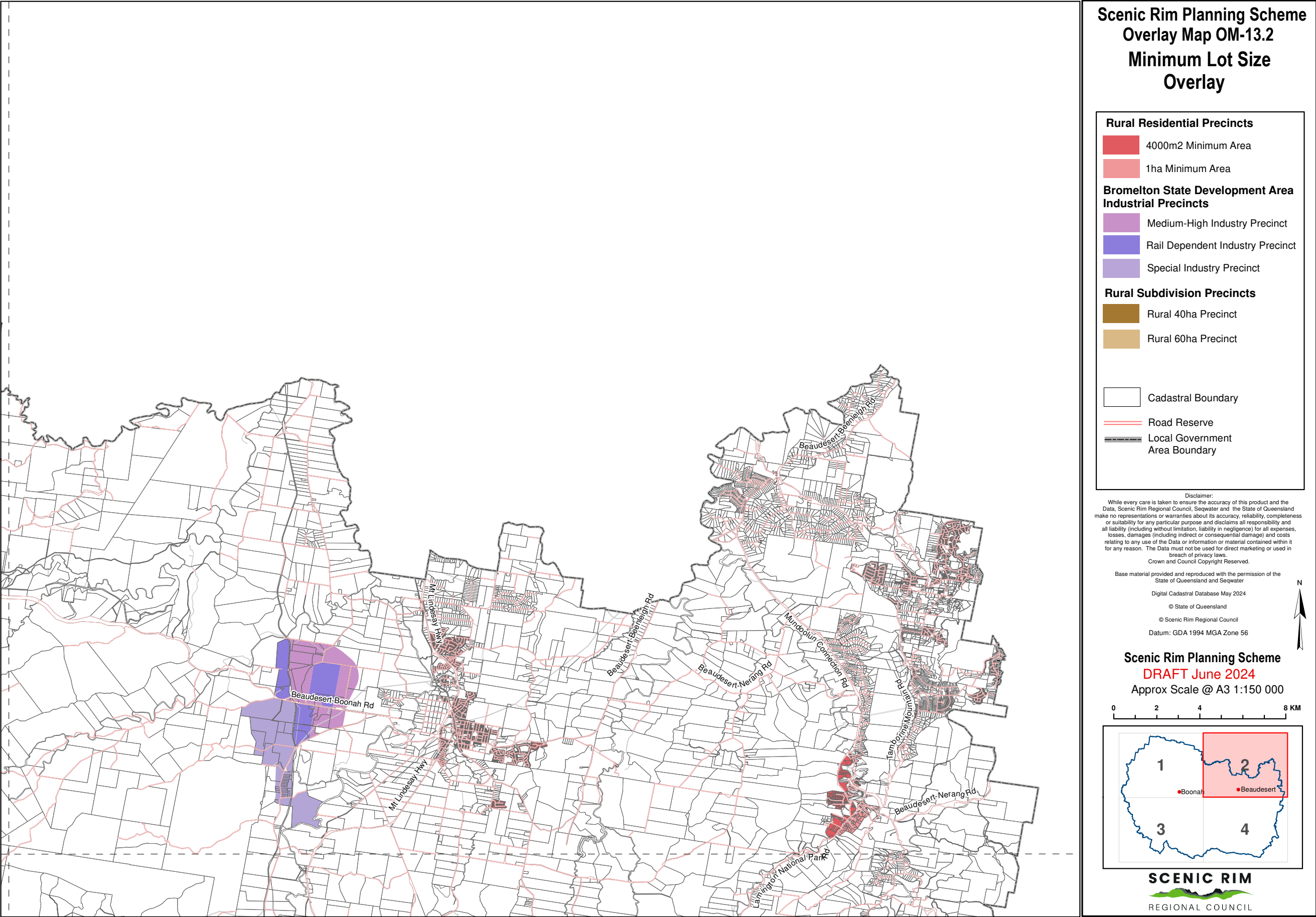


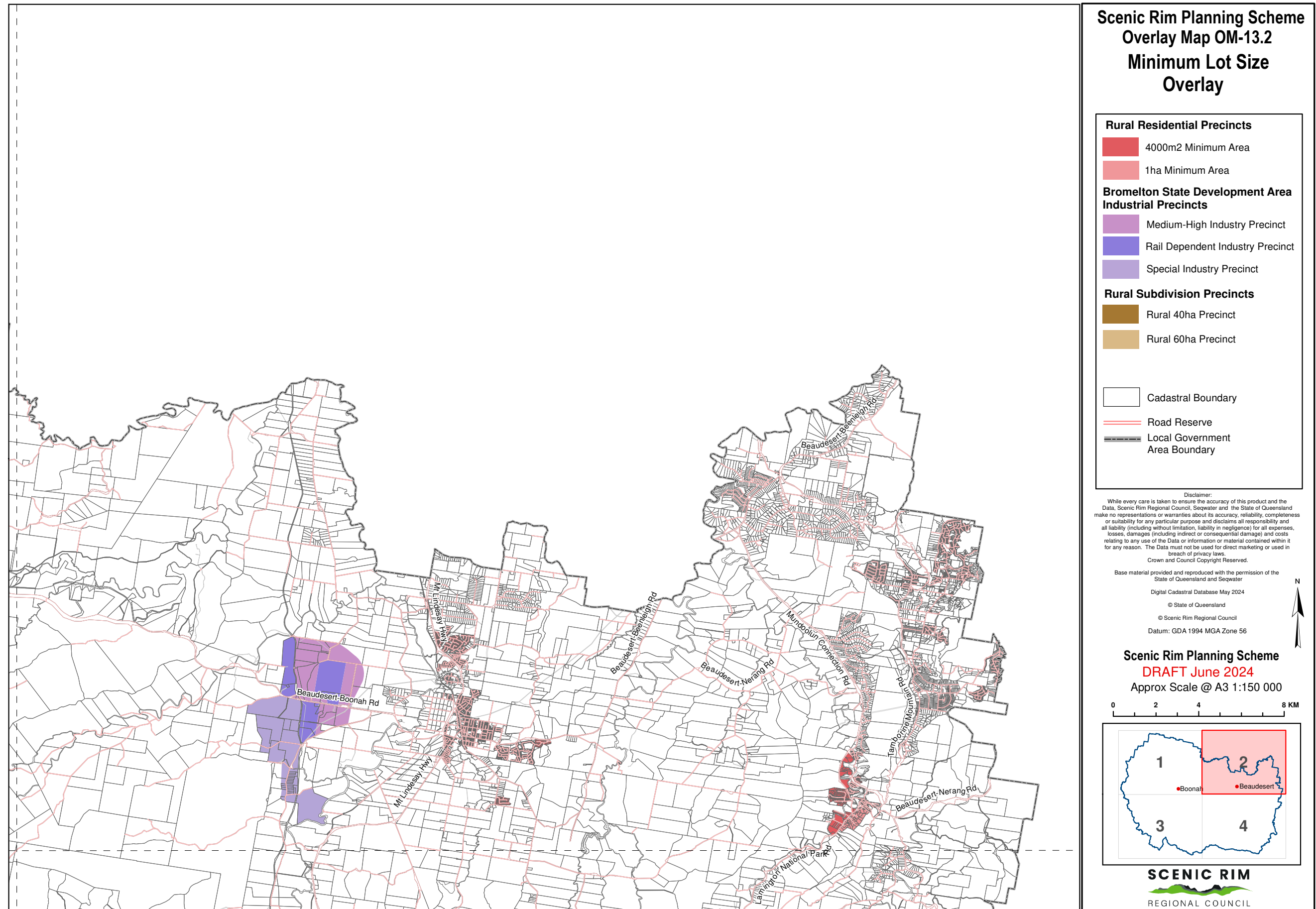












Attachment 3 - Kangaroo Mountain Key Resource Area - KRA141 Report and Map

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:

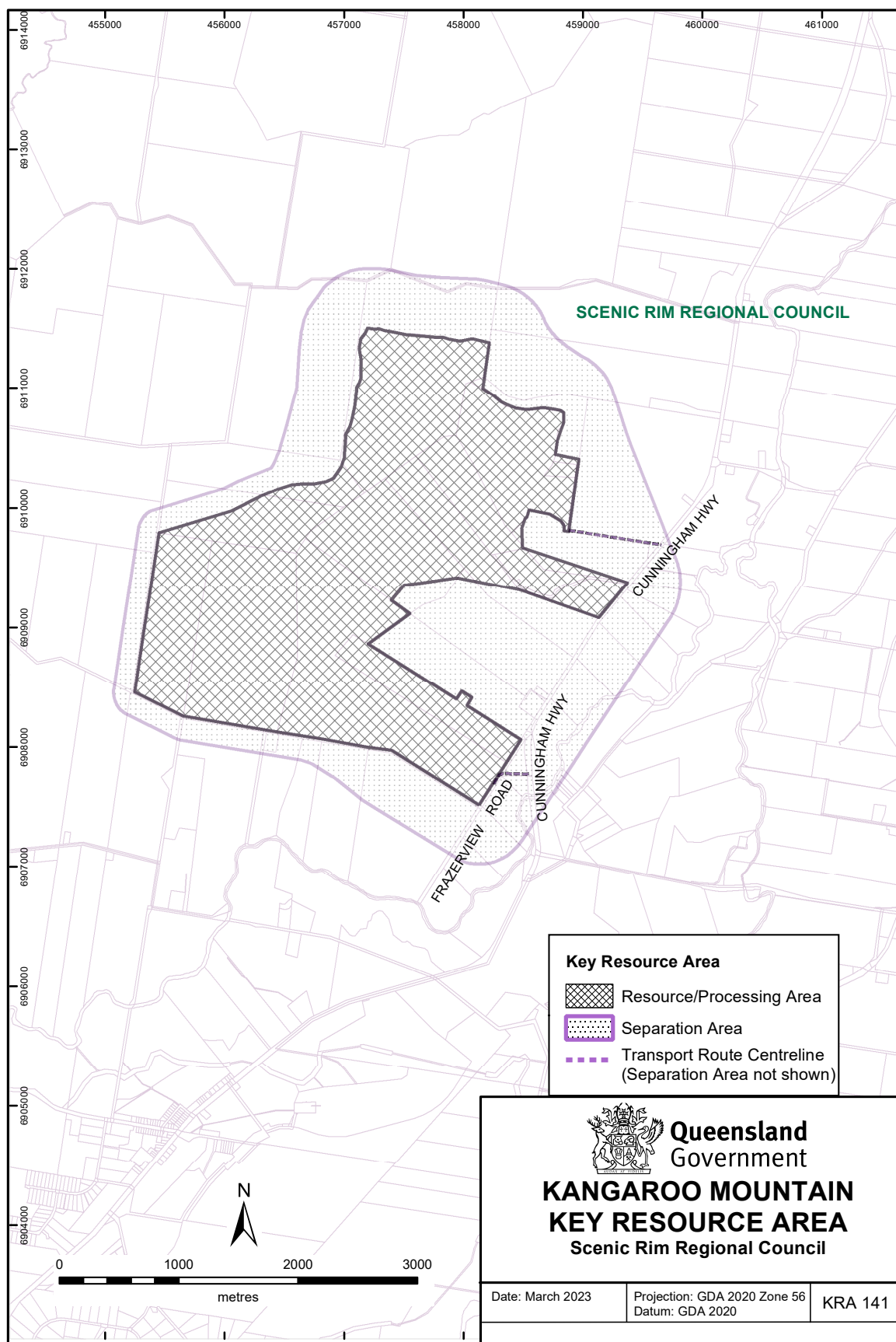
An existing route exits the centre of the resource using existing road reserves and extends eastwards to the Cunningham Highway. Materials from the northern portion of the KRA are to be transported through Lot 2 on RP209974, directly to the Cunningham Highway.

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

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:

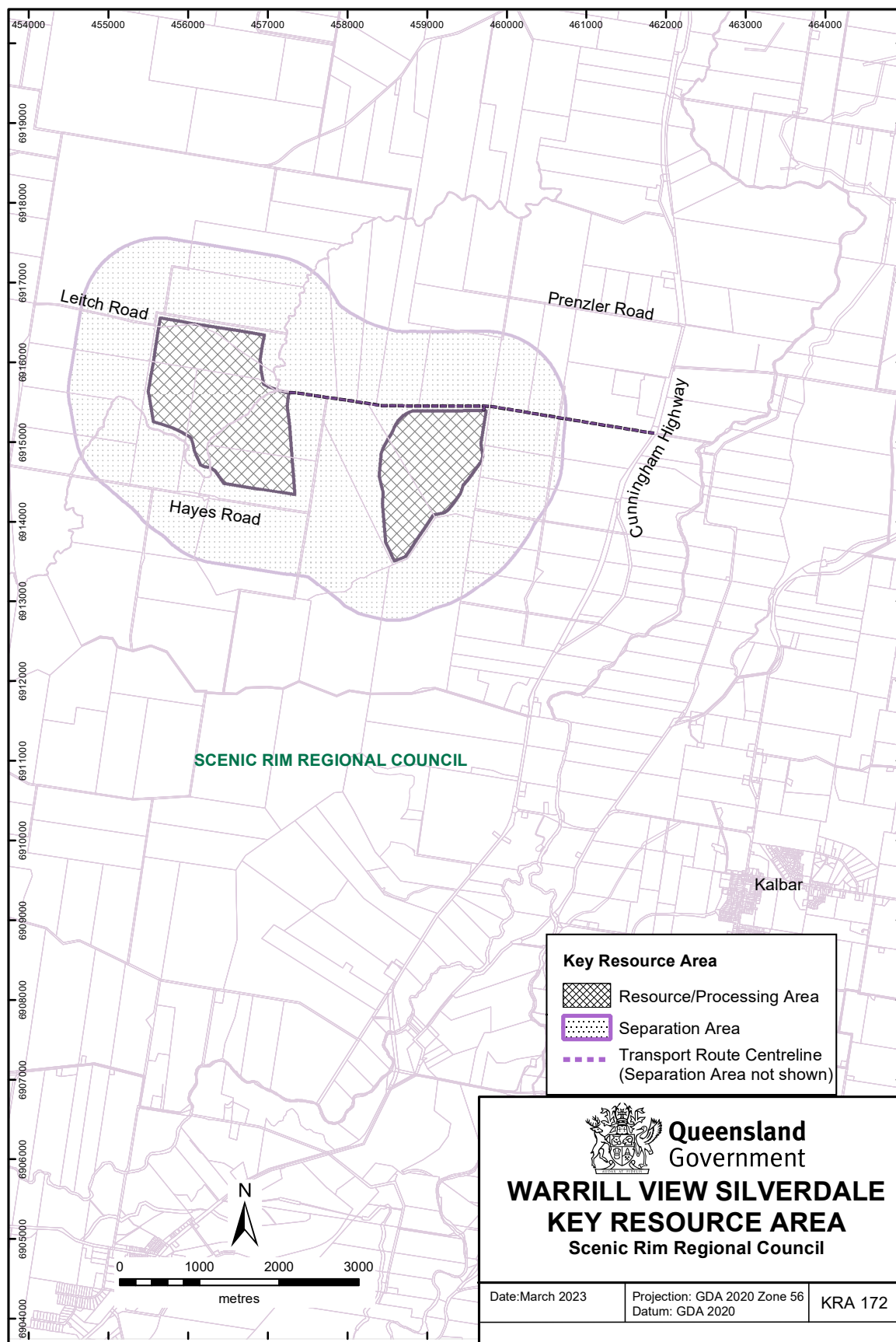
A separation distance of 1000 metres has been applied mostly around the resource area as the surrounding areas are lower than the resource area. The south east side has a reduced 750 metres separation distance as this side is screened by a ridge.

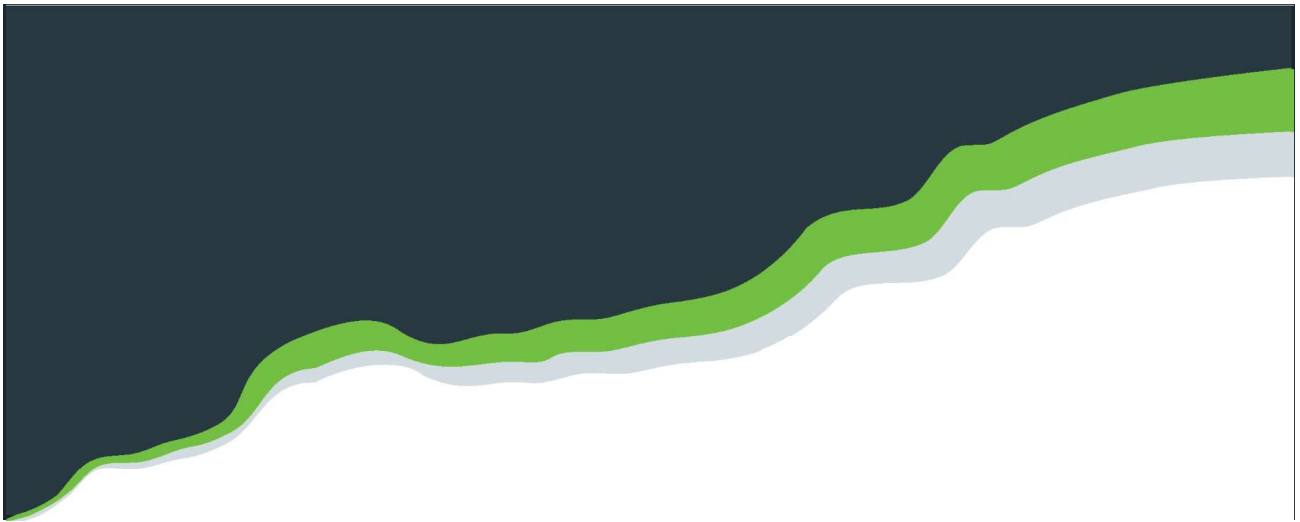
TRANSPORT ROUTE:

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.





SCENIC RIM



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