

Beaudesert Shire Planning Scheme 2007 Amendment No.2

Adoption date: 2 February 2010
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Scenic Rim Regional Council
Department Strategy and Development

- a) In Table 3.2.4 Assessment Table for Material Change of Use in the Mt Lindesay Corridor Zone delete the Code-Assessable provisions in Column 2 opposite the term Community Care Centre in Column 1, and insert in Column 2 the following new words –
“Code-assessable, if-
 (a) Located in the Active Recreation Precinct on Lot 1 SP133557; or
 (b) The use involves only a counselling / consulting function (no onsite accommodation) and is located in the-
 (i) Frame Precinct; or
 (ii) Mixed Use Precinct; or
 (iii) Community Facilities Precinct.”
- b) In Table 3.2.18 Specific Outcomes and Prescribed Solutions for the Park Living precinct and Rural Residential Precinct (of the Mount Lindesay Corridor Zone) in Column 2 delete Solution S4.2 and insert the following new S4.2 –
“S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m2 gross floor area (including class 10 or ancillary structures) whichever is the greater.”
- c) In Table 3.3.13 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct (of the Rural Zone) in Column 2 delete Solution S4.2 and insert the following new S4.2 –
“S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m2 gross floor area (including class 10 or ancillary structures) whichever is the greater.”
- d) In Table 3.4.4 Assessment Table for Material Change of Use in the Kooralbyn Zone insert –
a) in Column 1 after the term Commercial Activity the new term **“Community Care Centre”**;
b) in Column 2 the following new words –
“Code-assessable, if the use involves only a counselling/consulting function (no onsite accommodation) and is located in the-
 (a) Business Precinct; or
 (b) Community Facilities Precinct.”
c) In Column 3 the following new words –
“Kooralbyn Zone Code (section 3.4.8).
Advertising Devices Code (section 5.3.2).
Construction and Infrastructure Code (section 5.3.6).
Landscape Code (section 5.3.10).
Parking and Servicing Code (section 5.3.13).”
- e) In Table 3.4.4 Assessment Table for Material Change of Use in the Kooralbyn Zone insert the words **“Landscape Code (section 5.3.10)”** in correct numerical order in Column 3 opposite the term **“Warehouse/Storage Facility”** in Column 1.

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- f) In Table 3.4.15 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct (of the Kooralbyn) in Column 2 delete Solution S4.2 and insert the following new Solution S4.2 –
“S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m² gross floor area (including class 10 or ancillary structures) whichever is the greater.”
- g) In Table 3.6.4 Assessment Table for Material Change of Use in the Beaudesert and Canungra Zone reorder the Construction and Infrastructure Code reference and the Advertising Devices Code reference in correct numerical order in Column 3 opposite the term “Community Care Centre” in Column 1.
- h) In Table 3.6.4 Assessment Table for Material Change of Use in the Beaudesert and Canungra Zone delete the Code-Assessable provisions in Column 2 opposite the term Community Care Centre in Column 1, and insert in Column 2 the following new words –
“Code-assessable, if-
(a) Located on Lot 100 RP 910561; or
(b) The use involves only a counselling/consulting function (no onsite accommodation) and is located in the-
(i) Frame Precinct; or
(ii) Community Facilities Precinct.”
- i) In Table 3.6.4 Assessment Table for Material Change of Use in the Beaudesert and Canungra Zone-
a) In Column 2 opposite the term “Indoor Sports, Recreation and Entertainment” in Column 1, delete the Self-assessable provisions;
b) In Column 2 opposite the term “Indoor Sports, Recreation and Entertainment” in Column 1, delete paragraphs (a) and (b) of the Code-assessable provisions and renumber the remaining Code-assessable provisions accordingly.
- j) In Table 3.6.5 Assessment Table for Development not for a Material Change of Use in the Beaudesert and Canungra Zone insert the words **“Exempt, if for an Exempt Fence.”** before the words “Self-assessable, if not Exempt and complies with the Acceptable Solutions” in Column 2 opposite the term “Building Work not associated with a Material Change of Use, which is assessable development under Schedule 8 of the Integrated Planning Act 1997” in Column 1.
- k) In Table 3.6.5 Assessment Table for Development not for a Material Change of Use in the Beaudesert and Canungra Zone delete the words “and complies with the Acceptable Solutions” in the Self-assessable provisions in Column 2 opposite the term “Building Work not associated with a Material Change of Use, which is assessable development under Schedule 8 of the Integrated Planning Act 1997” in Column 1.

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- l) In Table 3.6.18 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct (of the Beaudesert and Canungra Townships Zone) in Column 2 delete Solution S4.2 and insert the following new Solution S4.2 –
“S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m² gross floor area (including class 10 or ancillary structures) whichever is the greater.”
- m) In Table 3.7.4 Assessment Table for Material Change of Use in the Tamborine Mountain Zone delete the words “Construction and Infrastructure Code (section 5.3.6)” in Column 3 opposite the term “Animal Husbandry” in Column 1.
- n) In Table 3.7.4 Assessment Table for Material Change of Use in the Tamborine Mountain Zone insert –
- a) in Column 1 after the term Commercial Ground Water Extraction the new term **“Community Care Centre”**;
 - b) in Column 2 the following new words –
“Code-assessable, if located in the Business Precinct and involves only a counselling / consulting function (no onsite accommodation).”
 - c) In Column 3 the following new words –
**“Tamborine Mountain Zone Code (section 3.7.8).
Advertising Devices Code (section 5.3.2).
Construction and Infrastructure Code (section 5.3.6).
Landscape Code (section 5.3.10).
Parking and Servicing Code (section 5.3.13).”**
- o) In Table 3.7.4 Assessment Table for Material Change of Use in the Tamborine Mountain Zone in Column 2 opposite the term “Outdoor Sports, Recreation and Entertainment” in Column 1, delete the Code-assessable provisions and insert the following new Code-Assessable provisions –
“Code-assessable, if not exempt and located in the Active Recreation Precinct.”
- p) In Table 3.7.15 Specific Outcomes and Prescribed Solutions for the Village Residential Precinct and the Residential Precinct (of the Tamborine Mountain Zone) in column 2 delete Solution S4.4 and insert the following new Solution S4.4 –
“S4.4 Development in the Village Residential Precinct at Mount Tamborine ensures that buildings-
- (a) are set back a minimum of 15 metres from the primary street frontage that provides vehicular access to the development; and**
 - (b) are set back a minimum of 6 metres from a frontage that does not provide vehicular access to the development; and**
 - (c) the distance specified in the Standard Building Regulation 1993 for side and rear boundary setbacks.”**

- q) In Table 4.2.4 Assessment Table for the Infrastructure Overlay in Column 2 opposite the words “Material Change of Use for all defined or undefined uses except road and park.” in Column 1, delete paragraph (a) of the Exempt provisions and renumber existing paragraphs (b), (c) and (d) of the Exempt provisions to (c), (d) and (e) and insert the following new paragraphs (a) and (b) –
- (a) **the use-**
 - (i) **is a Category 1 Home Based Business; and**
 - (ii) **is located in an approved Building Envelope or undertaken within a lawfully existing building; or**
 - (b) **the use-**
 - (i) **is a House, Caretaker’s Residence, Home Based Business, Managers/Workers House; and**
 - (ii) **is located in an approved Building Envelope or undertaken within a lawfully existing building; and**
 - (iii) **does not involve access via a restricted access road; or”**
- r) In Table 4.3.4 Assessment Table for the Nature Conservation Overlay in Column 2 opposite the words “Material Change of Use for all Defined or Undefined uses except Road and Park.” in Column 1 –
- a) delete the words “Home Based Business,” in paragraph (a) (i) of the Code-assessable provisions”;
 - b) Renumber paragraph (a) (ii) as (a) (iii); and
 - c) Insert a new paragraph (a) (ii) as follows
“(a) (ii) a Home Based Business in an approved Building Envelope or undertaken within a lawfully existing building; or.”
- s) In Table 4.6.4 Assessment Table for the Character Places Overlay delete the Exempt and Code-assessable provisions in Column 2 opposite the words “Material Change of Use for all Defined or Undefined uses except Road and Park.” In Column1, and insert in their place the following new words –
“Exempt, if
 - (a) **The use is located within the Residential Precinct; and**
 - (b) **The use is undertaken within a lawfully existing building and no external alteration to the building are undertaken.****Code-assessable, if not exempt.”**
- t) In Table 5.2.37 Specific Outcomes and Prescribed Solutions for a House in Solution S3.1 after the word “Development” insert the following new words – **“being for a Secondary Dwelling,”**.
- u) In Table 5.2.37 Specific Outcomes and Prescribed Solutions for a House –
- a) in Solution S6.1(a) delete the “60m²” and insert in its place **“100m²”**.
 - b) in Solution S6.1(b) delete the “100m²” and insert in its place **“150m²”**.
 - c) in Solution S6.2 after the words “class 10 Building insert the following new words **“in excess of 36m²,”**.

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- v) In Schedule 1 paragraph (b) (i) to (xxviii) of the Industry – High Impact definition replace each conjunctive “and” with “**or**”.
 - w) In Schedule 1 paragraph (a) (i) to (xliv) of the Industry – Low Impact/Service definition replace each conjunctive “and” with “**or**”.
 - x) In Schedule 1 Managers/Workers House definition after term “Countryside Precinct” insert the following new words –
“**or the Equestrian Activities Precinct.**”