

# ***Beaudesert Shire Planning Scheme 2007 Amendment No.4***

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#	Planning Scheme Section	Description of Amendments	Reason/Comment
1.	Chapter 1.	Insert ' <i>Preliminary</i> ' in the header throughout Chapter 1, as follows:  <i>Chapter 1- Preliminary</i>	Formatting error.
2.	Chapter 3, Part 3, Table 3.3.4 - Assessment Table for Material Change of Use in the Rural Zone, pg. 3-105.	Opposite ' <i>Indoor Sports, Recreation and Entertainment</i> ' under Column 1 Use, in Column 2 Assessment Category amend as follows:  <b>Exempt if-</b> (a) <i>development is-</i> (i) <i>located in the Active Recreation Precinct; or</i> (ii) <del>(b)</del> <i>on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</i> (b) <del>(e)</del> <i>does not involve fire arm activities; and</i> (c) <del>(d)</del> <i>the gross floor area of the use does not exceed 150m<sup>2</sup>.</i>	Formatting error.
3.	Chapter 3, Part 3, Table 3.3.4 - Assessment Table for Material Change of Use in the Rural Zone, pg. 3-110.	Opposite ' <i>Temporary Estate Sales Office</i> ' under Column 1 Use, in Column 3 Assessment Criteria amend as follows:  <i>Parking and Servicing Code (section 5.3.13).</i> <del><i>development.</i></del>	Redundant term.
4.	Chapter 3, Part 3, Table 3.3.10 - Overall Outcomes for the Rural Zone, OO45, pg 3-124.	Delete ' <i>focussed</i> ' and insert ' <i>focused</i> ', as follows:  <i>Development within the <b>Equestrian Activities Precinct</b> is generally agricultural in character but <del>focussed</del> focused primarily on uses directly related to or associated with equestrian activities.</i>	Spelling error.

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5.	Chapter 3, Part 6, Table 3.6.4 - Assessment Table for Material Change of Use in the Beaudesert and Canungra Township Zone, pg. 3-263.	Opposite ' <i>Industry - Low Impact / Service</i> ' under Column 1 Use, in Column 2 Assessment Category delete ' <i>SP11395</i> ' and insert ' <i>SP113955</i> ', as follows:  <i>(ii) Industry Precinct; or Community Facilities Precinct where located on Lot 32 <del>SP11395</del> SP113955; ...</i>	Incorrect property description.
6.	Chapter 3, Part 6, Table 3.6.4 - Assessment Table for Material Change of Use in the Beaudesert and Canungra Township Zone, pg. 3-263 – 3-264.	Opposite ' <i>Industry - Low Impact / Service</i> ' under Column 1 Use, in Column 2 Assessment Category delete ' <i>and</i> ' and insert ' <i>or</i> ', as follows:  <b>Code-assessable, if not Self-assessable and—</b> <i>(a) located in the—</i> <i>(i) Frame Precinct; or</i> <i>(ii) Industry Precinct; <del>and</del> or</i> <i>(b) in association with the operation of the railway.</i>	Amendment clarifies level of assessment for ' <i>Industry – Low Impact/Service</i> ' to Code-assessable in the Frame and Industry Precinct (when involving Building Works) instead of Impact-assessable. This amendment proposes consistency with other industrial precincts within the planning scheme area.
7.	Chapter 3, Part 6, Table 3.6.4 - Assessment Table for Material Change of Use in the Beaudesert and Canungra Township Zone, pg. 3-269 – 3-270.	Opposite ' <i>Shop</i> ' under Column 1 Use, in Column 2 Assessment Category delete (ii) and renumber remaining provision, as follows:  <del><i>(ii) 800m<sup>2</sup> in the Frame Precinct; or</i></del> <del><i>(iii) (ii) 500m<sup>2</sup> in the Minor Convenience Centre Precinct</i></del>	Redundant terms. Amendment corrects inconsistent use. A ' <i>Shop</i> ' conflicts with the intent of the Frame Precinct (OO45 of Table 3.6.10) and under Table 3.6.7 - Consistent Development in the Beaudesert and Canungra Townships Zone, a ' <i>Shop</i> ' is inconsistent in Frame Precinct.
8.	Chapter 3, Part 6, Table 3.6.7 - Consistent Development in the Beaudesert and	Opposite ' <i>Aged Persons Accommodation</i> ' under Column 1 Development, in Column 2 Consistent Development insert ' <i>or Medium Density Residential</i> ' and insert numbering, as follows:  <i>Where in the -</i>	Under Table 3.6.11 – Specific Outcomes and Prescribed Solutions for the Beaudesert and Canungra Townships Zone, Aged Persons Accommodation is sought to be

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	Canungra Townships Zone, pg. 3-279.	<i>(a) Residential Precinct or (b) Medium Density Residential</i>	carried out in the Medium Density Residential or Residential Precincts.
9.	Chapter 3, Part 6, Table 3.6.7- Consistent Development in the Beaudesert and Canungra Townships Zone, pg. 3-281.	Opposite 'Industry-Low Impact/Service' under Column 1 Development, in Column 2 Consistent Development delete 'SP11395' and insert 'SP113955', as follows:  <i>Community Facilities Precinct and located on Lot 32 <del>SP11395</del> SP113955.</i>	Incorrect property description.
10.	Chapter 3, Part 6, Table – 3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert and Canungra Townships Zone, SO26, pg. 3-298.	<ul style="list-style-type: none"> <li>• Delete 'Care' and insert 'Person';</li> <li>• Capitalise the 'r' in 'residential', as follows:</li> </ul> <i>Development being Aged <del>Care</del> Persons Accommodation (and ancillary facilities) is carried out in the Medium Density <del>r</del>Residential Precinct or the Residential Precinct.</i>	'Aged Care Accommodation' is not a defined use under Schedule 1 of the planning scheme. The correct terminology is 'Aged Persons Accommodation'.
11.	Chapter 3, Part 6, Table 3.6.11 - Specific Outcomes and Prescribed Solutions for the Beaudesert and Canungra Townships Zone, pg. 3-304.	Delete '53' and insert '50', as follows:  <i>SO<del>53</del>50 Development being-....</i>	Inconsistent numbering.
12.	Chapter 4, Part 2, Table 4.2.4 – Assessment Table for the Infrastructure	Under Column 1 Use or Use Class, make amendments as per the following:  <i>Material Change of Use for all <del>d</del>Defined or <del>u</del>Undefined <del>u</del>Uses</i>	Grammatical error.

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	Overlay, pg. 4-4.	<i>except for <del>r</del>Road and <del>p</del>Park.</i>	
13.	Chapter 4, Part 3, Table 4.3.4 – Assessment Table for the Nature Conservation Overlay, pg. 4-16.	<p>Opposite ‘Material Change of Use for all Defined or Undefined Uses except Road and Park’ under Column 1 Use or Use Class, insert ‘Exempt Clearing or’ under Column 2 Assessment Category, as follows:</p> <p><b>Exempt, if Exempted Clearing or not Code-assessable.</b></p>	Clarification of Material Change of Use trigger against the Nature Conservation Overlay. The Planning Scheme incorporates a defined term for ‘Exempted Clearing’, which outlines vegetation clearing that is exempt from assessment against the local planning instrument. The amendment seeks to clarify that Material Change of Use that involve vegetation clearance defined as exempt under the planning scheme does not trigger assessment against the Nature Conservation Overlay (i.e. similar to Operational Work being the clearing of vegetation to which the <i>Vegetation Management Act 1999</i> does not apply).
14.	Chapter 5, Part 3, Table 5.3.9 – Specific Outcomes and Prescribed Solutions for Construction and Infrastructure, S10.3, pg. 5-163.	<p>Amend in accordance with the following:</p> <p><del>e</del>Easements are provided over Local Government maintained infrastructure on private property in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</p>	Grammatical error.
15.	Chapter 5, Part 3, Table 5.3.9 Specific Outcomes and Prescribed Solutions	<p>Delete ‘and’ as follows:</p> <p>(d) the number of vehicles likely to be attracted to the site. <del>;-and</del></p>	Grammatical error.

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#	Planning Scheme Section	Description of Amendments	Reason/Comment
	for Construction and Infrastructure, SO80, pg. 5-178.		

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16.	Schedule 1, Part 1 – Defined Uses, Industry – Low Impact / Service, pg. S1-9.	<p>Delete '<i>and</i>' and insert '<i>or</i>', as follows:</p> <p><i>The term includes any industry or industrial activity that—</i></p> <p>(a) <i>involves the following—</i></p> <ul style="list-style-type: none"> <li>(i) <i>animal husbandry and agricultural equipment <del>and</del> or supplies manufacturing; and</i></li> <li>(ii) <i>arts <del>and</del> or crafts manufacturing; and</i></li> <li>(iii) <i>building products manufacturing; and</i></li> <li>(iv) <i>business records destruction service; and</i></li> <li>(v) <i>cabinet, shop fitting and related products manufacturing; and</i></li> <li>(vi) <i>clay products processing <del>and</del> or manufacturing; and</i></li> <li>(vii) <i>clothing and accessories manufacturing; and</i></li> <li>(viii) <i>display and exhibition equipment <del>and</del> or supplies manufacturing; and</i></li> <li>(ix) <i>dry cleaner or laundry; and</i></li> <li>(x) <i>electronic and electrical equipment <del>and</del> or components manufacturing; and</i></li> <li>(xi) <i>electroplating or related services; and</i></li> <li>(xii) <i>Engineering Works and related services; and</i></li> <li>(xiii) <i>extruded aluminium and metal manufacturing; and</i></li> <li>(xiv) <i>fabric or textile and fabric or textile goods and related products manufacturing; and</i></li> <li>(xv) <i>feather or down processing; and</i></li> <li>(xvi) <i>food products (other than small goods, seafood, pet foods) processing and manufacturing; and</i></li> <li>(xvii) <i>furniture manufacturing; and</i></li> <li>(xviii) <i>glass processing and products manufacturing (excluding glass works); and</i></li> <li>(xix) <i>jewellery, watch or clock manufacturing; and</i></li> <li>(xx) <i>leather goods manufacturing; and</i></li> <li>(xxi) <i>locksmith; and</i></li> <li>(xxii) <i>medical aids and equipment and associated products</i></li> </ul>	Grammatical error.

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		<p align="center"><i>manufacturing; and</i></p> <p><i>(xxiii) metal products processing <del>and</del> or manufacturing; and</i>  <i>(xxiv) metal (sheet, wrought, extruded) fabrication; and</i>  <i>(xxv) motor vehicle modification and related services; and</i>  <i>(xxvi) motor car <del>and</del> or truck testing station; and</i>  <i>(xxvii) musical and associated instrument (manufacturing) ; and</i>  <i>(xxviii) office supplies manufacturing; and</i>  <i>(xxix) optical equipment manufacturing and related services; and</i>  <i>(xxx) paper processing or recycling; and</i>  <i>(xxxi) paper products manufacturing; and</i>  <i>(xxxii) photocopying (digital and analogue) and plan printing and related services; and</i>  <i>(xxxiii) photographic processing <del>and</del> or photographic supplies manufacturing; and</i>  <i>(xxxiv) plastic products manufacturing; and</i>  <i>(xxxv) printing; and</i>  <i>(xxxvi) rubber products processing <del>and</del> or manufacturing; and</i>  <i>(xxxvii) scientific and related equipment manufacturing; and</i>  <i>(xxxviii) sign manufacturing; and</i>  <i>(xxxix) sports and recreation equipment manufacturing; and</i>  <i>(xl) stonemason or stonework manufacturing; and</i>  <i>(xli) studio – modeller <del>and</del> or sculptor, sound engineer; and</i>  <i>(xlii) taxidermist; and</i>  <i>(xliii) timber products manufacturing; and</i>  <i>(xliv) tyre recapping <del>and</del> or retreading; or</i></p>	
17.	Schedule 3, Part 4,	Insert 'and', as follows:	Grammatical error.



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#	Planning Scheme Section	Description of Amendments	Reason/Comment
	4.1 - Exempt Advertising Devices in Rural and Open Space Areas, pg. S3-4.	<i>(iv) is attached to the front façade of the main building; and</i>	
18.	Planning Scheme Policy 3, Part 1, 1.2.1- Purpose of the Planning Scheme Policy, pg. PSP 3-1.	Delete 'by' and insert 'but', as follows:  <i>(b) specifying the method of undertaking the preparation of an Ecological Assessment Report including <del>by</del> but not necessarily limited to Flora and Fauna studies, development impact studies, biodiversity surveys and the like.</i>	Grammatical error.
19.	Planning Scheme Policy 3, Part 1, 1.5.2 Interpretation of the Planning Scheme Policy, pg. PSP 3-2.	Delete '(d)' and '(e)' and insert '(a)' and '(b)', as follows:  <del>(d)</del> (a) Any term used in this Planning Scheme Policy which ... <del>(e)</del> (b) Any term used in this Planning Scheme Policy which ...	Formatting error.
20.	Planning Scheme Policy 3, Part 1, 1.6.4 Appendix C – Significant Flora and Fauna Species, pg. PSP 3-2 – 3-3.	Delete '(d)', '(ii)', '(iii)', '(iv)' and '(e)', and insert '(a)', '(i)', '(ii)', '(iii)' and '(e)', as follows:  <del>(d)</del> (a) Appendix C - Significant Flora and Fauna Species, ... <del>(ii)</del> (i) listed as endangered', 'vulnerable' or 'rare' ... <del>(iii)</del> (ii) listed as 'endangered', 'vulnerable' or '... <del>(iv)</del> (iii) regarded by a recognized authority... <del>(e)</del> (b) The species list contained in Appendix C was sourced from ... .	Formatting error.

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21.	Planning Scheme Policy 3, Part 2, 2.1.1 Ecological Assessment Report, pg. PSP 3-5.	Delete '(d)', '(e)', '(f)', and insert '(a)', '(b)', '(c)', as follows:  <del>(e)</del> (a) <i>If an application involves development that is likely to ...</i> <del>(e)</del> (b) <i>Persons preparing such a report (or undertaking ...</i> <del>(f)</del> (c) <i>Persons undertaking Fauna surveys must hold the ...</i>	Formatting error.
22.	Planning Scheme Policy 3, Part 2, 2.1.2 Ecological Assessment Report Scope, pg. PSP 3-5.	Delete '(d)', '(e)', '(ii)', '(iii)', '(iv)', '(v)' and '(f)', and insert '(a)', '(b)', '(i)', '(ii)', '(iii)', '(iv)', and '(c)', as follows:  <del>(e)</del> (a) <i>It is accepted that the level of detail contained within ....</i> <del>(e)</del> (b) <i>The report should:</i>  <del>(ii)</del> (i) <i>describe ecological features and processes and ...</i> <del>(iii)</del> (ii) <i>provide an assessment of the nature ...</i> <del>(iv)</del> (iii) <i>document potential development impacts upon ...</i> <del>(v)</del> (iv) <i>detail impact mitigation measures and strategies ...</i> <del>(f)</del> (c) <i>Where a specific Information Request is made by the ...</i>	Formatting error.
23.	Planning Scheme Policy 3, Part 2, 2.1.3 Methodology, pg. PSP 3-6.	Delete '(d)', '(ii)', '(iii)', '(iv)', '(v)', '(e)', '(f)', '(g)' and '(h)', and insert '(a)', '(i)', '(ii)', '(iii)', '(iv)', '(b)', '(c)', '(d)' and '(e)', as follows:  <del>(e)</del> (a) <i>Provide a full description of the field survey methodology used and assumptions made, demonstrating-</i>  <del>(ii)</del> (i) <i>adequate coverage of all major habitat ...</i> <del>(iii)</del> (ii) <i>use of survey techniques suited to target ...</i> <del>(iv)</del> (iii) <i>repeatability of survey techniques; and</i>	Formatting error.

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		<p><del>(v)</del> (iv) adequate consideration of seasonal...</p> <p><del>(e)</del> (b) Provide any past records of the site and ...</p> <p><del>(f)</del> (c) Records include research reports and ...</p> <p><del>(g)</del> (d) Include appropriate photographs, figures and maps to ....</p> <p><del>(h)</del> (e) Detail all background investigations undertaken in ...</p>	
24.	Planning Scheme Policy 3, Part 2, 2.1.4 Development Description, pg. PSP 3-6 – 3-7.	Delete '(ii)', '(iii)', '(iv)', '(ii)', '(iii)', '(iv)', and '(v)', and insert '(i)', '(ii)', '(iii)', '(i)', '(ii)', '(iii)', and '(iv)', as follows:  (a) An assessment against the Beaudesert Shire Planning Scheme 2007 and any relevant:  <del>(ii)</del> (i) Zone and Precinct designations; and <del>(iii)</del> (ii) Desired Environmental Outcomes; and <del>(iv)</del> (iii) relevant Codes, Overlays and Planning Scheme Policies.  (b) An assessment against any relevant State and Commonwealth Government planning mechanisms:  <del>(ii)</del> (i) Commonwealth Environment Protection Biodiversity Conservation Act 1999; and <del>(iii)</del> (ii) Queensland Nature Conservation Act 1992; and <del>(iv)</del> (iii) Vegetation Management Act 1999; and <del>(v)</del> (iv) Biodiversity Planning Assessment for the South-East Queensland Bioregion (BPA).	Formatting error.
25.	Planning Scheme Policy 3, Part 2, 2.1.5 Identification of	Delete '(d)' and '(e)', and insert '(a)' and '(b)', as follows:	Formatting error.

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#	Planning Scheme Section	Description of Amendments	Reason/Comment
	Ecological Features, Processes and Nature Conservation Values, pg. PSP 3-7.	<del>(a)</del> (a) When preparing a detailed Ecological Assessment Report ... <del>(b)</del> (b) Ecological features and associated nature conservation ...	
26.	Planning Scheme Policy 3, Part 2, 2.2.1 Identification of Ecological Features-Flora, pg. PSP 3-7 – 3-8.	Delete '(d)', '(e)', '(f)', '(ii)', '(iii)', '(iv)', '(v)', '(vi)', '(vii)', '(viii)', '(ix)', '(x)', '(g)' and '(h)', and insert '(a)', '(b)', '(c)', '(i)', '(ii)', '(iii)', '(iv)', '(v)', '(vi)', '(vii)', '(viii)', '(ix)', '(d)' and '(e)', as follows:  <del>(a)</del> (a) Describe and map accurately the terrestrial and ... <del>(b)</del> (b) Identify any evidence of edge effects and other .... <del>(c)</del> (c) Describe the Flora habitat significance of the subject site or its sub-components within a local, and regional context, according to but not limited by, the following criteria- <del>(i)</del> (i) size <del>(ii)</del> (ii) quality (naturalness) <del>(iii)</del> (iii) diversity <del>(iv)</del> (iv) representativeness <del>(v)</del> (v) uniqueness <del>(vi)</del> (vi) conservation status <del>(vii)</del> (vii) viability/connectivity <del>(viii)</del> (viii) accessibility (for public use) <del>(ix)</del> (ix) current use (natural state, grazed, cultivated, industrial etc).  <del>(d)</del> (d) An acceptable approach to describing Flora habitat ... <del>(h)</del> (e) The preparation of a scaled map showing the ...	Formatting error.

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27.	Planning Scheme Policy 3, Part 2, 2.2.2 Identification of Ecological Features- Fauna, pg. PSP 3-7 – 3-8.	<p>Delete '(ii)', '(iii)', '(iv)' and insert '(a)', '(b)', '(c)', as follows:</p> <p><i>When identifying Ecological Features – Fauna, for inclusion in an Ecological Assessment Report, an application should:</i></p> <p><del>(ii)</del> (a) Identify terrestrial and aquatic Fauna species ....</p> <p><del>(iii)</del> (b) Identify any evidence of edge effects and other ....</p> <p><del>(iv)</del> (c) Describe the Fauna habitat significance of the ...</p>	Formatting error.
28.	Planning Scheme Policy 7, Part 8, 8.1.1 Applicability, pg. 7-39.	<p>Delete 'SO90' and insert 'SO91' in Division 1, as follows:</p> <p><i>The standards in this Division provide solutions for development assessed against Specific Outcome <del>SO90</del> SO91 in Table 5.3.9 of the Construction and Infrastructure Code.</i></p>	Referencing error.
29.	Planning Scheme Policy 7, Part 8, 8.2.1 Applicability, pg. 7-39.	<p>Delete 'SO91' and 'SO92' and insert 'SO92' and 'SO93', as follows:</p> <p><i>The standards in this Division provide solutions for development assessed against Specific Outcomes <del>SO91</del> SO92 and <del>SO92</del> SO93 in Table 5.3.9 of the Construction and Infrastructure Code.</i></p>	Cross-reference error.

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