

Draft Scenic Rim Planning Scheme INFORMATION SHEET



How to read the Draft Planning Scheme

Council seeks your feedback on the draft policy of the Scenic Rim Planning Scheme. This Information Sheet provides general information to assist in understanding the draft policy and how to access further information.

OVERVIEW OF THE PLANNING SCHEME PARTS

Part 1 About The Planning Scheme

This section outlines the intent of the Scenic Rim Planning Scheme for the future. The context and location of the local government area this plan applies to is also identified.

Part 2 State Planning Provisions

The Minister for Planning identifies that state interests outlined in the State Planning Policies have been appropriately integrated into the Scenic Rim Planning Scheme. Identification of state interests not integrated or not applicable to the Scenic Rim region is also identified here. Such interests may include a regional plan.

Part 3 Strategic Framework

The Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme. The strategic framework includes the,

- strategic vision;
- the themes that collectively represent the policy intent of the scheme,
- strategic outcomes proposed for development in the planning scheme area for each theme,
- elements that refine and further describe the strategic outcomes,

- specific outcomes sought for each, or a number of, elements; and
- land use strategies for achieving these outcomes.

Part 4 Local Government Infrastructure Plan

Local governments are required to include a Local Government Infrastructure Plan (LGIP). An LGIP identifies plans for trunk infrastructure that are necessary to service urban development at the desired standard of service in a coordinated, efficient and financially sustainable manner. The LGIP for the Scenic Rim region was adopted in June 2018 and can be viewed in the existing planning schemes.

Part 5 Tables of Assessment

Tables of assessment are used in the planning scheme to determine the level of assessment for development in a particular zone or precinct, or mapped overlay area.

Community care centre	Self assessment	
	If not involving building work (other than minor building work)	General Development Provisions Code Parking and Access Code
	Code assessment	
	If not Self assessable	Township Zone Code Earthworks, Construction and Water Quality Code

Part 6 Zones and Precincts

Zones are the primary organising layer of the planning scheme and all land in the planning scheme area must be included in a zone, with the exception of roads and waterways. Zones can have codes (called zone codes) that are applicable to all properties located in the zone. Precincts may be used within zones to provide more refined planning intent for specific areas. Precincts remain within zone boundaries and do not cross over different zones. A precinct may vary the provisions for areas (such as height, gross floor area and numbers of persons) in the particular zone.

Note: You can check properties zone and precinct using the Scenic Rim Planning Scheme online interactive mapping tool.

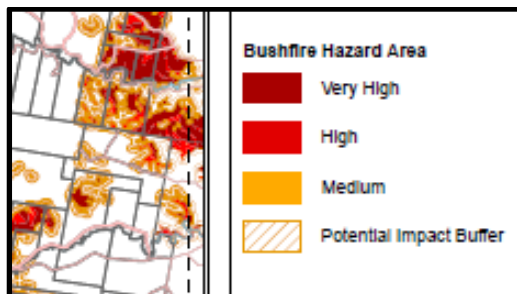
Part 8 Overlays

The purpose of an overlay is to address state and local government interests by identifying areas that have one or more of the following characteristics:

- there is a particular sensitivity to the effects of development;
- there is a constraint on land or development outcomes;
- there is the presence of valuable resources, and/or;
- there are particular opportunities for development.

Some overlays include Bushfire Hazard, Flooding Hazard and Local Heritage. Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relate to the part of the premises affected by the overlay.

Overlays have codes (called overlay codes) that become applicable to any property that has an overlay on it.



Part 9 Development Codes

All other development codes should be contained in this part. These include:

- state-wide codes;
- use codes, and;
- other development codes (e.g. reconfiguring a lot).

Codes for example, include Dwelling House, Home Based Business and Infrastructure Design. Part 5 Table of Assessment will indicate which codes a particular development is required to be assessed against.

Schedule 1 Definitions

There are two different sections of definitions included in the planning scheme. The first is Use Definitions, this section lists terms for development in relation to the use of land, and if there is no definition then the term is an undefined use for the purposes of the planning scheme. The table also provides examples of what the use is and is not.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL sub-branch, bowls club	Bar, Hotel, nightclub entertainment facility, place of worship, theatre

The second definition section is called the List of Administrative Definitions that define all administrative terms used in the planning scheme to help with its interpretation.

Schedule 2 Mapping

This section outlines all of the relevant maps applicable to the planning scheme area. These maps include strategic framework, zoning and overlay maps.

HOW TO DETERMINE THE LEVEL OF ASSESSMENT FOR DEVELOPMENT: STEP BY STEP GUIDE

Development assessment levels

A planning scheme determines the Level of Assessment for material change of use, reconfiguring a lot, building work (in certain instances) and operational work. The Levels of Assessment under the *Planning Act 2016* included in the draft Planning Scheme is **Accepted** and **Assessable**.

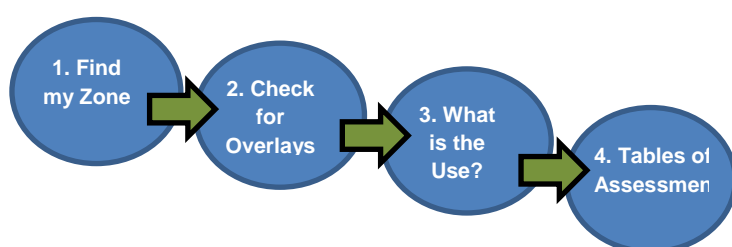
Accepted development does not require an application or an approval. However, in some instances **Accepted development** is required to meet certain criteria. The Level of Assessment applied to this type of development under the draft planning scheme is **Accepted subject to requirements**.

Assessable development is development that requires an application to be submitted to Council for assessment. There are two types of **assessable**

development, being **code** and **impact**. **Code assessable development** is assessed against the relevant assessment benchmarks identified in the planning scheme and does not involve public notification. **Impact assessable development** is assessed against the whole planning scheme and involves public notification.

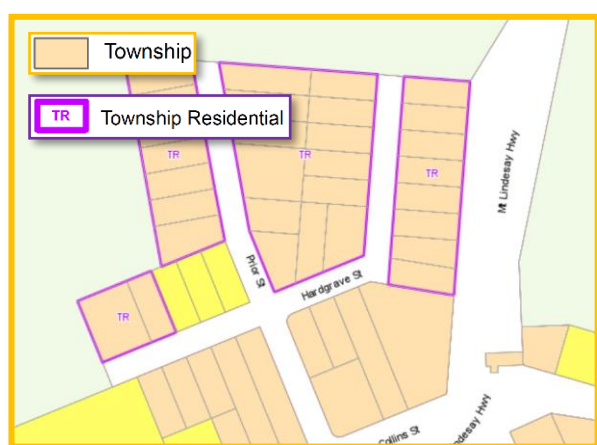
How to determine a level of assessment for Material Change of Use?

The following steps determine the Level of Assessment for material change of use under the draft planning scheme:



1. Find my zone

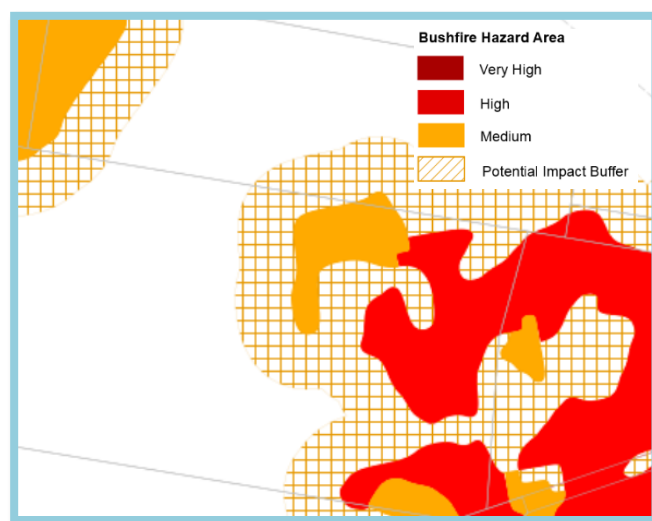
Locate the property using the hard copy maps, **Schedule 2 Mapping**, at Councils libraries or Customer Service Centres, or online at www.scenicrim.qld.gov.au. The zone legend will indicate the zone of the property. Should the land be surrounded by a purple line, it indicates a precinct also applies. The below example indicates areas where the base zone is Township (beige fill), with some lots being also in the Township Residential Precinct (purple line). Variations in policy outcomes will apply to land included in precincts.



2. Check for any overlays that may apply

Overlay maps, also in **Schedule 2 Mapping**, will indicate if a property, or part of a property, is affected by overlays.

Mapped constraints and values may include bushfire, flood and vegetation. An overlay may affect the level of assessment. *Note, where a property is partially affected by an overlay, development located outside the mapped area is not affected (e.g. white areas below are outside the Bushfire Hazard Area).*



3. What is the use?

Schedule 1 Definitions provides a list of 90 defined uses. Where development does not meet one of these, it is considered to be an "undefined use". Columns 3 and 4 assist by providing examples of what is or is not included in the definition.

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Market	means the use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures (stalls, booths or trestle tables, for example); or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	flea market, farmers market, car boot sales	Shop, Roadside stall

4. Tables of Assessment

Firstly, go to the appropriate zone table in **Part 5 Tables of Assessment** and find the defined use.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community use	Accepted	
	If: (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i>).	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

In this example, the use is accepted with no requirements where it meets (1) **and** (2) (i.e. no Council planning approval is required). If it does not meet the qualifiers in (1) and (2), the use is code assessable and would be assessed against the assessment benchmarks listed.

Secondly, check the tables of assessment for any overlays that apply. Generally, the higher level of assessment will prevail.

Assessment Benchmarks

The assessment benchmarks are the only criteria that apply in the assessment of **code assessable development**, and are the only requirements applicable to **Accepted development subject to requirements**. See **Part 9 Development Codes** for details.

Impact assessable development is assessed against the whole planning scheme.

Other Matters

In some cases, the *Planning Act 2016* and *Planning Regulation 2017* prescribe levels of assessment for certain types of development, which override a local government's planning scheme. Council's planning staff can assist in these matters.

If in any doubt, consult with Council's planning staff or a planning consultant to accurately determine a level of assessment.



CONSULTATION INFORMATION

Can I make an appointment to talk to a town planner?

Yes. Please contact Council's Land Use Planning Section via telephone or email to talk confidentially to a town planner. Available during office hours, Council's town planners can assist with navigating the planning scheme and how it affects you.

Where can I view the draft planning scheme?

The draft planning scheme is available to view on Council's website, together with mapping of all zones and overlays.

Hard copies of the draft planning scheme and draft planning scheme policies will be available for viewing at:

- Council's Customer Service Centres at Beaudesert, Boonah, and Tamborine Mountain; and
- Council libraries at Beaudesert, Boonah, Canungra and Tamborine Mountain.

Making a submission

Council is seeking formal feedback from the community during the consultation period in the form of properly made submissions.

Contribute to the draft scheme by making a 'properly made' submission by 4.30pm, **14 December 2018**. Submissions about the draft planning scheme may be made by any interested member of the community (for example, a person, a group or an organisation). See [How to Make a Properly Made Submission](#) information sheet for details.

Disclaimer - This information sheet provides general information and is intended as a guide only. It has been prepared to assist the community in understanding the draft Scenic Rim Planning Scheme. For further details, please refer to the specific sections of the draft Scenic Rim Planning Scheme.