

Draft Scenic Rim Planning Scheme

Delivering a shared vision for our region

PUBLIC CONSULTATION INFORMATION SESSION



Purpose of the Information Sessions

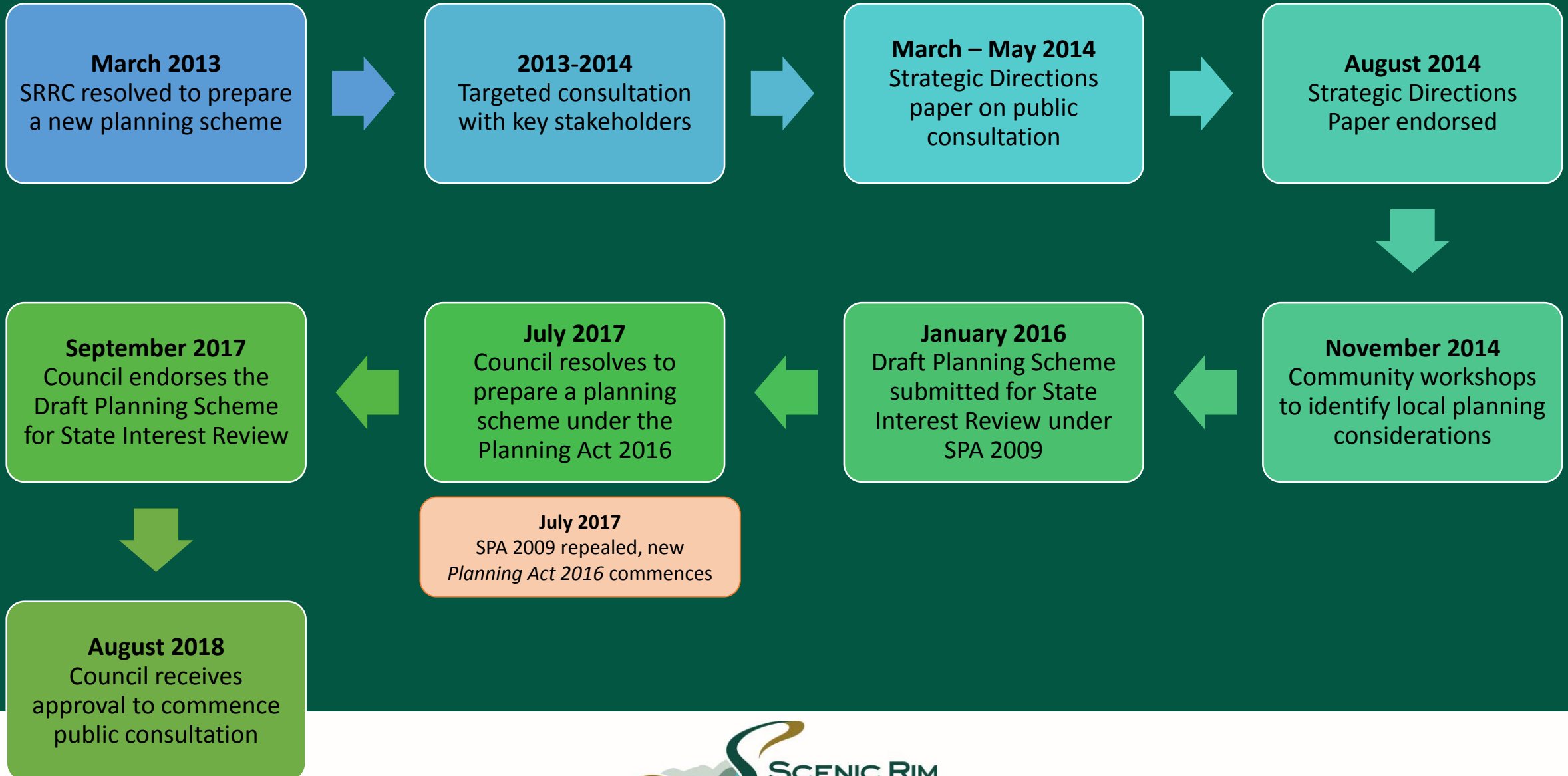
- Raise awareness about the public consultation of the draft planning scheme
- Help the community understand the role of the planning scheme in shaping future development in the region
- Outline the drafting principles that underpin the structure and the way policy is articulated in the planning scheme
- Outline the strategic vision for the region and your local area
- Provide the opportunity to discuss the draft planning scheme one-on-one with a planner

Agenda for Information Session

- Overview of the Queensland Planning System
- What is a planning scheme – what does it do/what can't it do?
- Planning terminology – break down the jargon
- Introduction to the Draft Planning Scheme
- Some key policy of the Planning Scheme
- How find out more information and make a submission

Please save your questions for the Talk to a Planner session after the presentation

The Journey so far...



When will the planning scheme be finalised?

The planning scheme is proposed to be adopted by the end of 2019. The proposed process, following public consultation, is shown below.



Council considers all submissions and amends the planning scheme.



Council provides a written response to all 'properly made submissions' and may start a second round of consultation to notify any significant changes to the draft scheme.



Council submits planning scheme and consultation outcomes to the State Government and requests Ministerial approval to adopt.



Council receives Minister's approval to adopt the scheme, and any conditions from the Minister, and adopts the planning scheme and planning scheme policies.

SEPTEMBER 2018

END 2019

WHAT IS A PLANNING SCHEME?



PLANNING SCHEMES



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graph TD; A((PLANNING SCHEMES)) --> B((Outline the vision for the local government area and sets the policy direction and strategic intent for the region)); A --> C((Identifies the land use zones, precincts and overlays applicable to every property)); A --> D((Regulates how land can be used and developed)); A --> E((Sets the assessment benchmarks (criteria) which development must be assessed against)); A --> F((Prescribes when a development application is 'accepted' (exempt) or assessable development and required to be submitted to Council)); A --> G((Help Council plan for infrastructure to support future growth));
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Outline the **vision** for the local government area and sets the **policy direction** and **strategic intent** for the region

Identifies the **land use zones, precincts** and **overlays** applicable to every property

Regulates how **land** can be used and **developed**

Help Council **plan for infrastructure** to support future growth

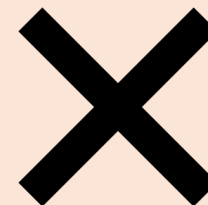
Prescribes when a development application is '**accepted**' (exempt) or **assessable development** and required to be submitted to Council

Sets the **assessment benchmarks** (criteria) which development must be assessed against

What can planning schemes do?



- ✓ Regulate the way land, buildings and structures are used
- ✓ Outline the vision for land use and development in the region
- ✓ Manage and guide future growth
- ✓ Plan for Infrastructure to support the community
- ✓ Identify areas and places to be protected
- ✓ State when a development application is required and the Category of Assessment
- ✓ Outline the desired standards for new development
(building heights, car parking, noise levels, landscaping, minimum lot size)

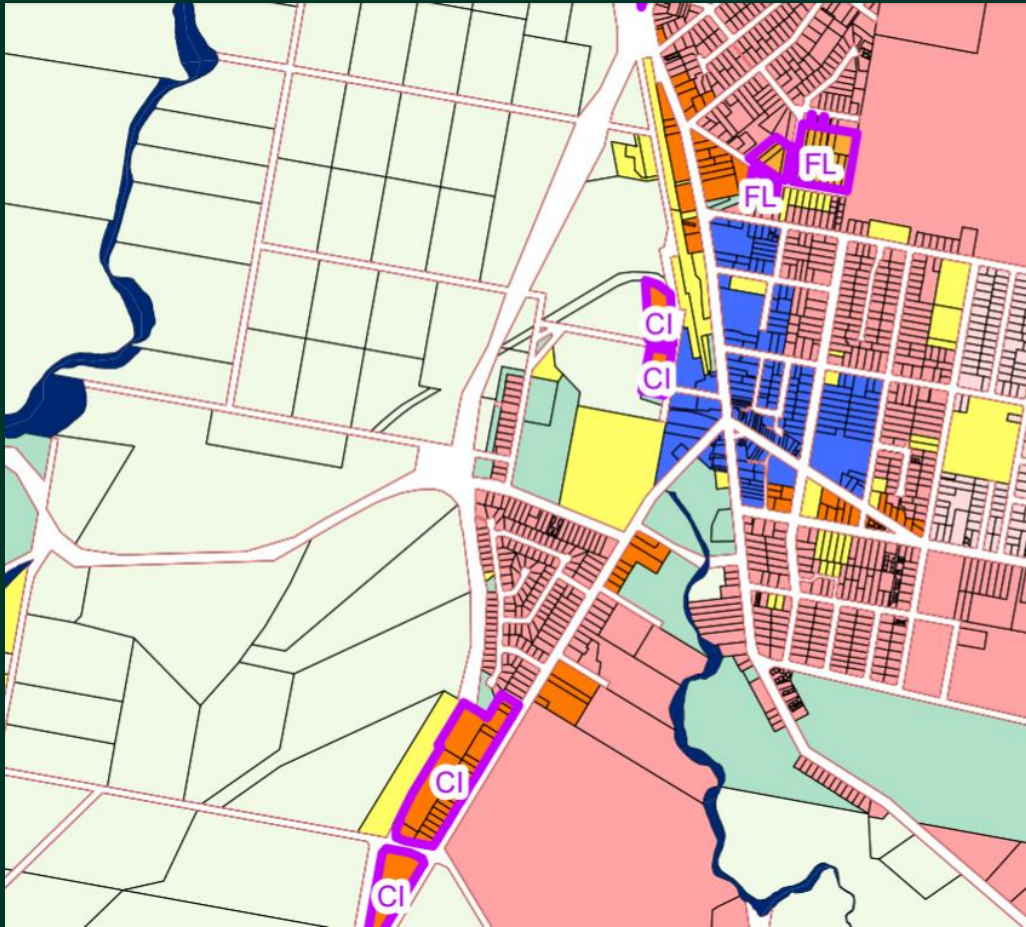


- × Change or remove existing development that has been lawfully created
- × Deal with matters that are not development related (*animal registration, overgrown allotments, boundary fences, social gatherings*)
- × Change the requirements, decisions or decision making processes of the State Government
- × Conflict with the Regional Plan or the State Planning Policy

Key Components of a Planning Scheme

- State Planning Provisions
- Strategic Framework
- Local Government Infrastructure Plan
- Tables of Assessment
- Zones
- Overlays
- Development Codes
- Other Plans (Bromelton State Development Area)
- Definitions
- Maps
- Designated Premises for development of Infrastructure
- Planning Scheme Policies

Zones



Zones

	Community Facilities
	Conservation
	District Centre
	Industry
	Limited Development
	Local Centre
	Low Density Residential
	Low-medium Density Residential
	Major Centre
	Major Tourism
	Minor Tourism
	Mixed Use
	Neighbourhood Centre
	Recreation & Open Space
	Rural
	Rural Residential
	Special Purpose
	Township

Every property in the region is mapped and included within a Zone.

The zones prescribe the purpose, intent and type of development envisaged for that area.

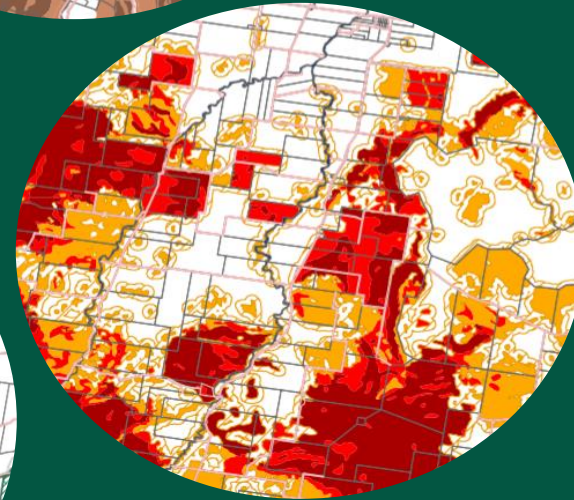
Zones can also contain zone precincts which outline specific planning outcomes for geographic locations (e.g. Commercial Industrial Precinct)

Overlays

Overlays reflect state and local level interests and identify:

- Areas that are sensitive to development
- Constrained land
- Valuable resources
- Opportunities for development

Overlays can affect where or what type of development occurs on a property and can elevate the assessment or development requirements.



Tables of Assessment

The planning scheme identifies the category of assessment for development proposals. The category of assessment can vary, depending on:

- The type of development;
(Reconfiguring a Lot, Material Change of Use, Operational Works, Building Works)
- the definition of the use proposed;
(Office, Shopping Centre, High Impact Industry)
- The zone the site is located; OR
(Rural Zone, Centre Zone, Low Density Residential Zone)
- The overlays mapped over the site.
(Flood Hazard Overlay, Landslide and Slope Stability Hazard Overlay)



The **category of assessment** means the way the application will be assessed.

Category of Development / Assessment

**Accepted
Development**

Accepted (exempt)
No Development
application required

Accepted (with requirements)
must comply with specific criteria

**Assessable
Development**

Code Assessable

- An application that assessed against the applicable codes of the planning scheme.
- Does not require public notification.

Impact Assessment

- An application that is assessed against the whole planning scheme
- Requires Public Notification

**Prohibited
Development**

A Development Application may not be made and only the Planning Regulation can prohibit development.

Find out more about your property

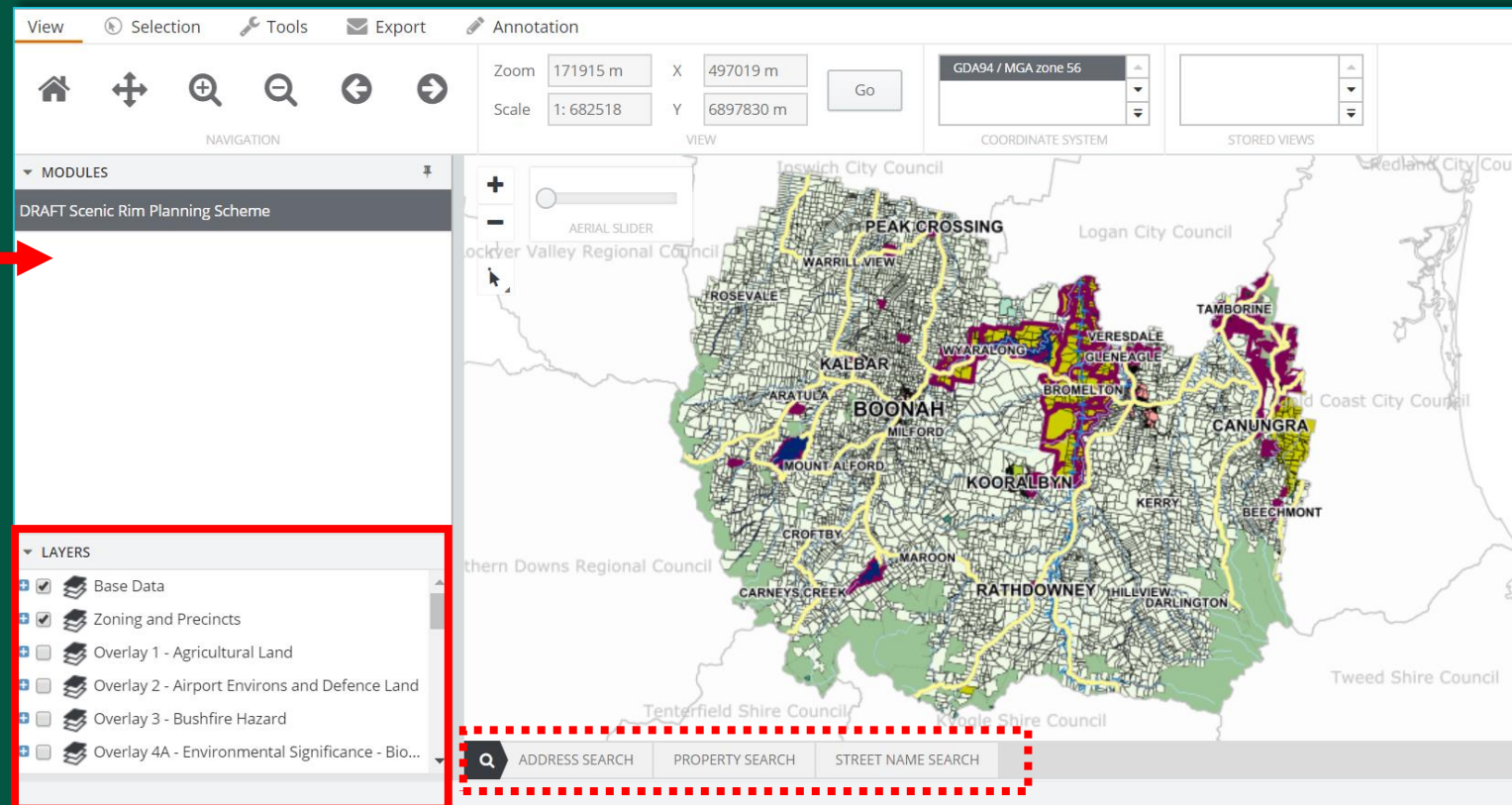
1. Know what zone your property is in and the overlays which may affect your property.

a) go to the Council website and view the zone maps (pdf or interactive mapping)

b) attend a talk to a planner or information session

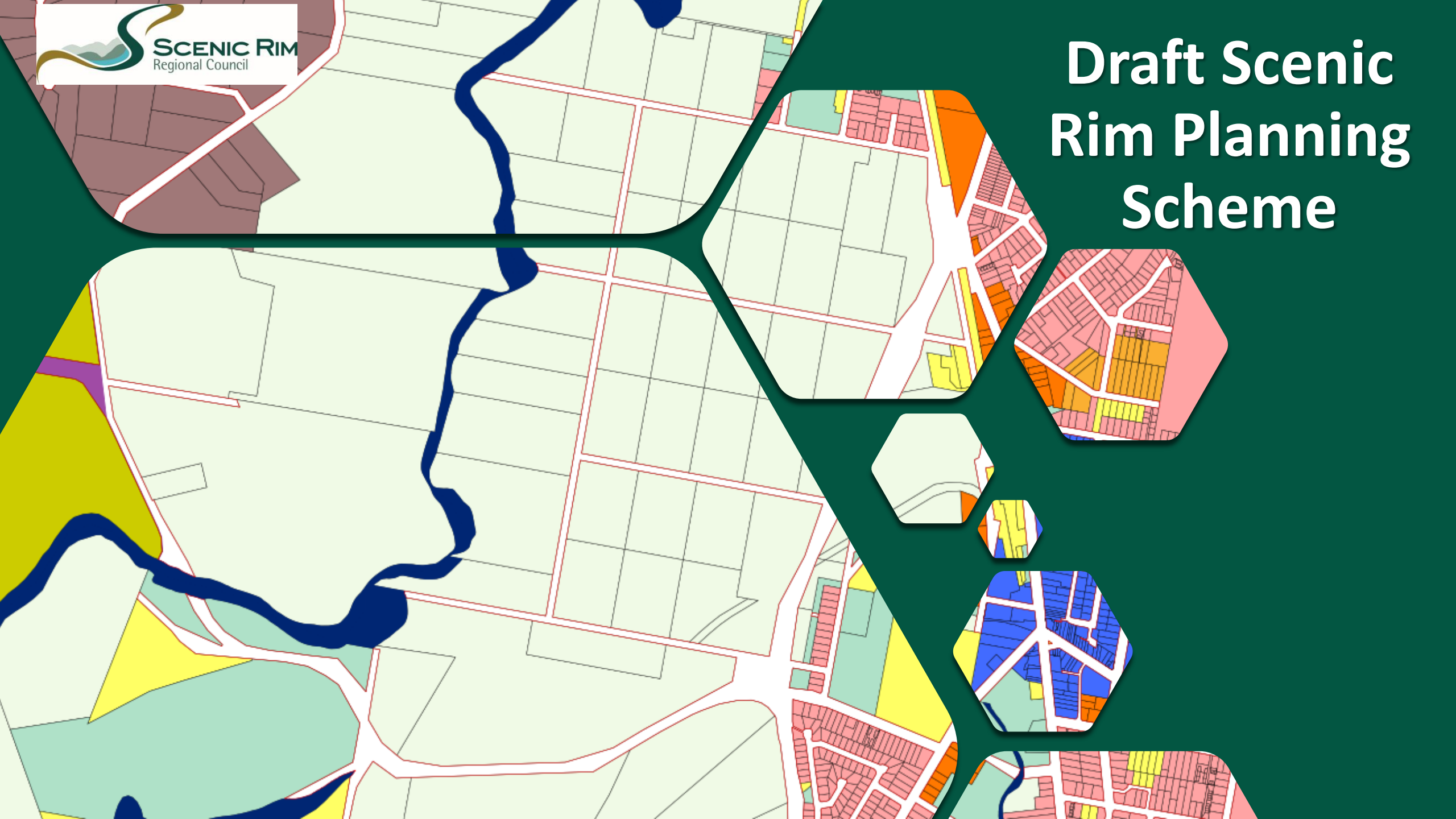
c) contact one of Council's planners by calling Council or visiting the Beaudesert Administration Office.

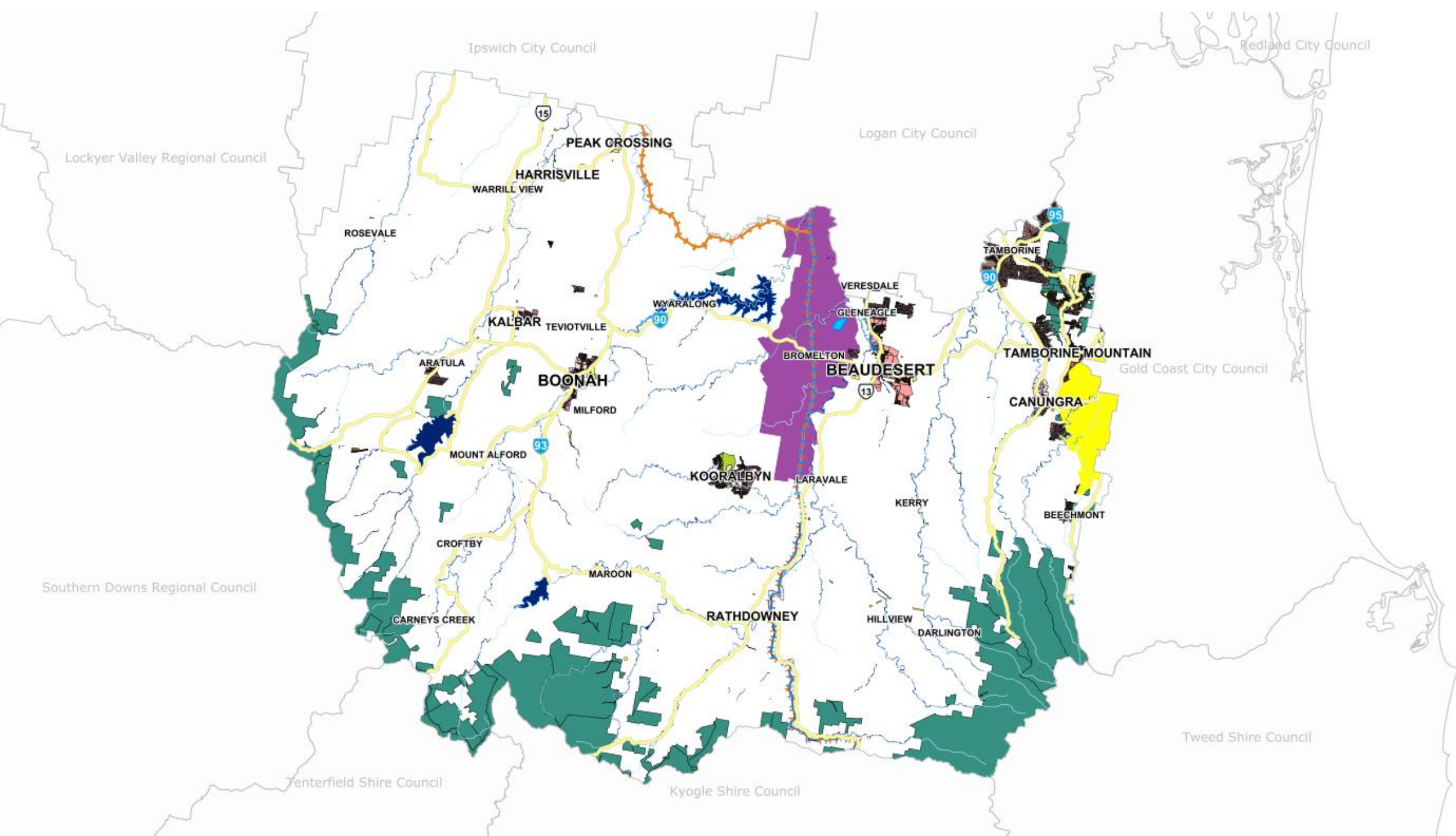
2. Understand what the zone and overlays mean for you.



<http://www.scenicrim.qld.gov.au/scenic-rim-planning-scheme-mapping>

Draft Scenic Rim Planning Scheme








Ipswich Planning Scheme 2006

This version of the Ipswich Planning Scheme 2006 incorporates the following adopted amendments:

- Amendments 1/2006 and 1/2007 (Ipswich)
- Amendment No.1, which commenced 29 January 2011; and
- Amendment No.2, which commenced 29 January 2011; and
- Amendment No.4, which commenced 29 January 2011; and
- Amendment No.5, which commenced 29 January 2011.

Volume 1

BOONAH SHIRE PLANNING SCHEME 2007



31 MARCH 2016



Beaudesert Shire Planning Scheme 2007

Reprinted as in force on 29 January 2016, incorporating amendments effective up to and including this same date, being:

- Amendment No.1 (2009, no.1) which commenced 12 November 2009; and
- Amendment No.2 (2010, no.1) which commenced 13 February 2010; and
- Amendment No.3 (2012, no.1) which commenced 23 November 2012; and
- Amendment No.4 (2010, no.2) which commenced 29 January 2011; and
- Amendment No.5 (2014, no.1) which commenced 27 June 2014; and
- Amendment No.6 (2015, no.1) which commenced 29 January 2016; and
- Amendment No.8 (2013, no.1) which commenced 20 December 2013; and
- Amendment No.9 (2014, no.2) which commenced 29 July 2014.





Draft Scenic Rim Planning Scheme 2018

Public Consultation



Drafting Principles

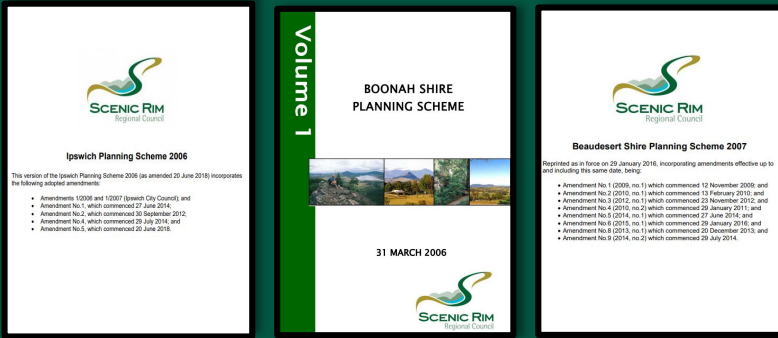
Consistent
Region-wide
approach

Easy to use

Not repetitive

Reduce red
tape

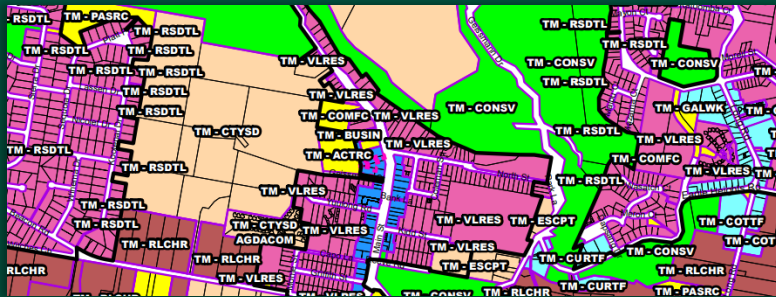
Where we have come from



3 planning schemes



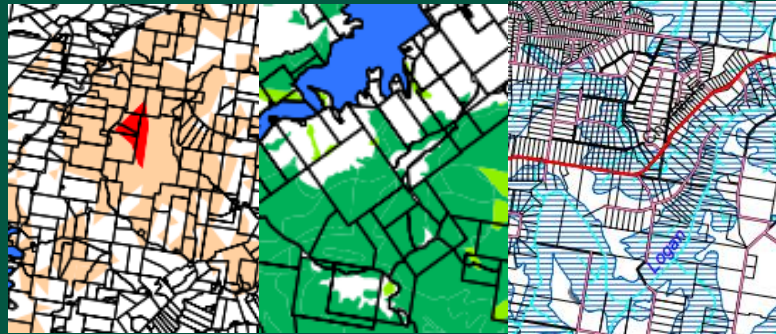
1 planning scheme



45 zones/precincts



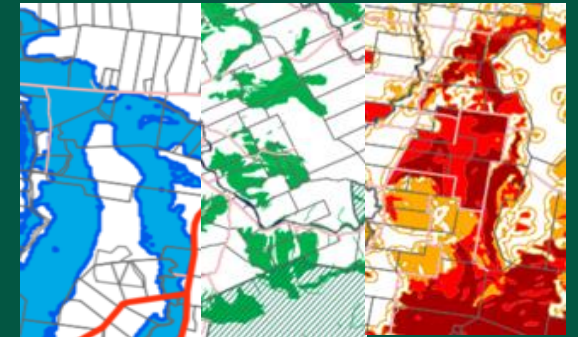
18 zones



28 Overlays



15 Overlays





Planning Act
2016

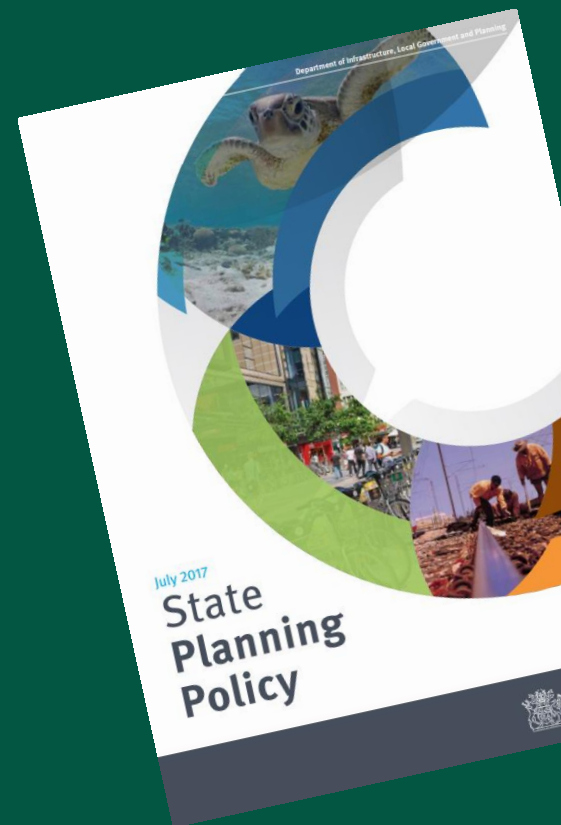
Planning
Regulation 2017

State Planning
Policy

Regional Plans
(SEQ Regional
Plan)

Planning Scheme

State Interests



Liveable communities and housing

- Housing supply and diversity
- Liveable communities

Economic growth

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism

Environment and heritage

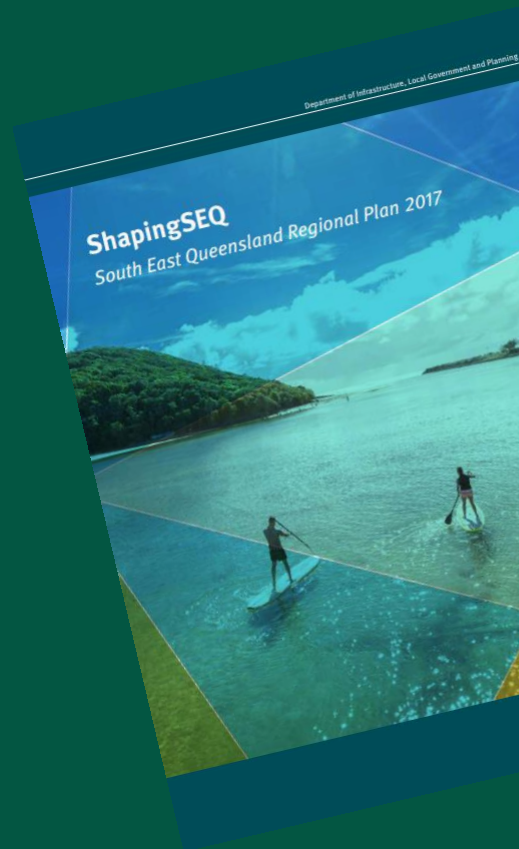
- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

Safety and resilience to hazards

- Emissions and hazardous activities
- Natural hazards, risk and resilience

Infrastructure

- Energy and water supply
- Infrastructure integration
- Transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports



Goal 1: Grow

Sustainably accommodating a growing population

Page 38

- 1 Efficient land use
- 2 Focusing residential density
- 3 New communities
- 4 Housing diversity
- 5 Growing rural towns and villages



Goal 2: Prosper

A globally competitive economic powerhouse

Page 50

- 1 High-performing outward-focused economy
- 2 Regional Economic Clusters
- 3 Regional activity centres network
- 4 Knowledge and technology precincts
- 5 Major enterprise and industrial areas
- 6 Tourism
- 7 Special uses
- 8 Rural prosperity



Goal 3: Connect

Moving people, products and information efficiently

Page 66

- 1 An efficient movement system
- 2 Active transport
- 3 Integrated planning
- 4 Prioritised infrastructure investment
- 5 Regional infrastructure networks
- 6 Digital infrastructure



Goal 4: Sustain

Promoting ecological and social sustainability

Page 80

- 1 Aboriginal and Torres Strait Islander people
- 2 Biodiversity
- 3 Koala conservation
- 4 Regional landscapes
- 5 Water sensitive communities
- 6 Natural economic resources
- 7 Health and wellbeing
- 8 Fairness
- 9 Climate change
- 10 Safety
- 11 Affordable living



Goal 5: Live

Living in better designed communities

Page 92

- 1 Valuing good design
- 2 Working with the weather
- 3 Inspiration from local character
- 4 Working with natural systems
- 5 Creating legible and connected streets and spaces
- 6 Embedding opportunities for adaptation and change
- 7 The power of place-making





KEY REGION WIDE POLICY

Strategic Vision

The region is an inclusive, caring and creative environment with healthy and active residents and provides a safe and nurturing environment for children and families.

Development in the region has:

retained the lifestyles afforded by the diverse urban, rural, acreage, townships and mountain communities

protected and enhanced the natural beauty, environment, natural resources and rural landscapes

provided a range of additional housing options

maintained rural production and protected the region's natural assets and rural amenity

retained and strengthened the heritage character and community pride

facilitated local employment, better services and infrastructure and promoted self-containment and economic development opportunities

Themes and Policy Intent

Four (4) key themes collectively represent the policy intent of the planning scheme:

Communities
and Character

Growing
Economy

Environment
and Natural
Hazards

Sustainable
Infrastructure

The themes are broadly based on Council's Community Plan



COMMUNITIES AND CHARACTER

- Settlement Pattern
- Housing supply
- Housing Diversity and Affordable Living



GROWING ECONOMY

- Agriculture and Rural Production
- Natural Resources and Sustainability
- Industry and Employment
- Home Based Business
- Tourism and Recreation
- Centre Hierarchy



SUSTAINABLE INFRASTRUCTURE

- Land use and Infrastructure
- Design and Sequencing
- Regional Infrastructure

ENVIRONMENT AND NATURAL HAZARDS

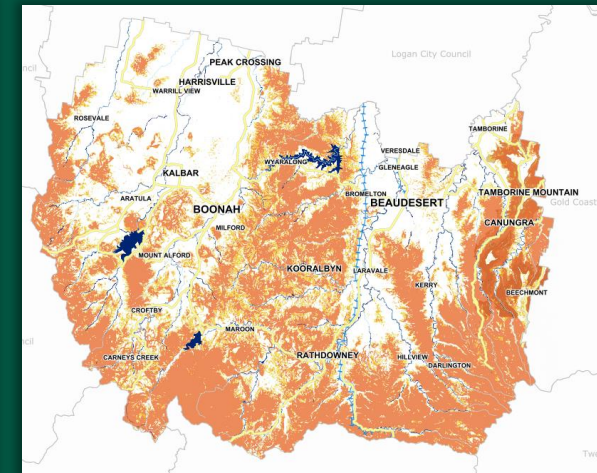
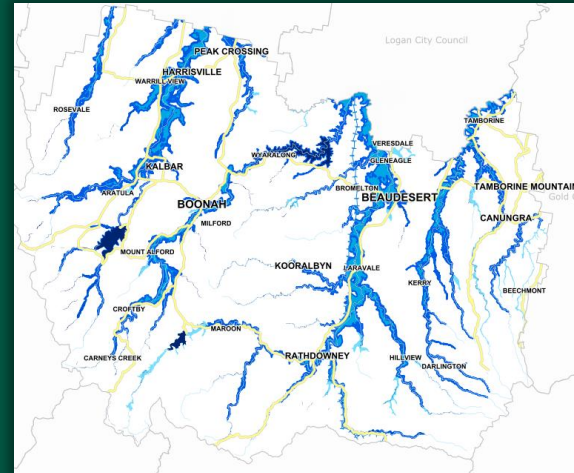
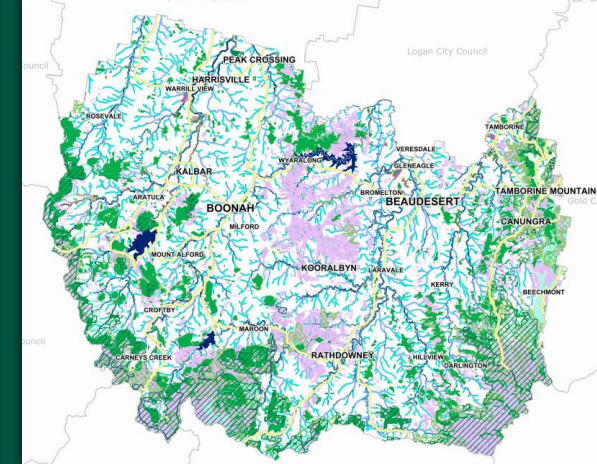
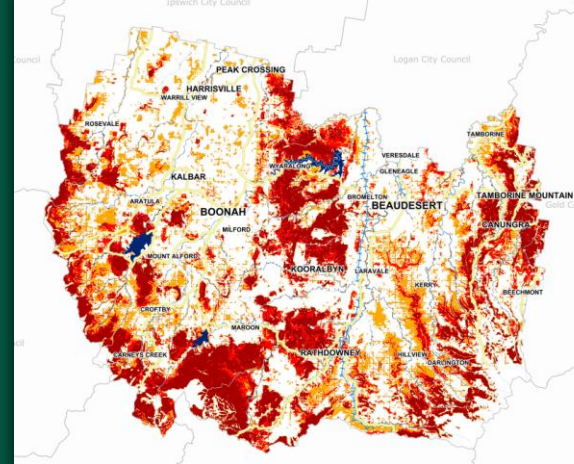
- Natural Environment and Regional Landscape Values
- Cultural Heritage
- Natural Hazards, Risk and Resilience
- Emissions and Hazardous Activities

Natural Values and Hazards

New overlay maps are introduced to reflect natural values and areas at risk to natural hazards and other constraints.

The draft planning scheme identifies the following environmental values and hazards:

- Agricultural Land
- Bushfire Hazard
- Environmental Significance
- Extractive Resources
- Flood Hazard
- Landslide Hazard and Steep Slope
- Local Heritage
- Water Resource Catchments



Snapshot of key planning scheme policy for Beaudesert



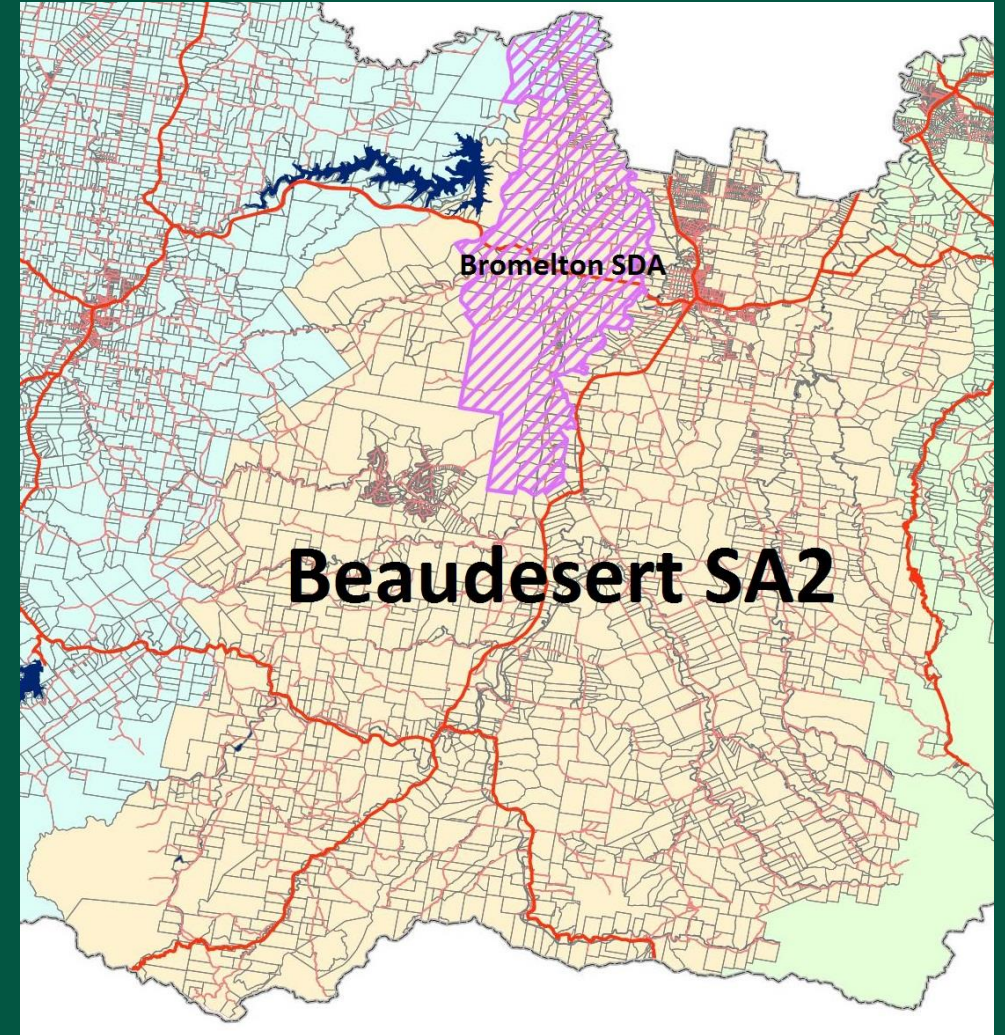
Beautesert in the Future



**Scenic Rim Local Government
population by 2036: 63,000**
(currently approx. 41,000) (QGSO, 2015)



**Beautesert Statistical Area (SA2)
population by 2036: 31,000**
(currently approx. 14,500) (QGSO, 2015)



Beaudesert in the Future



Beaudesert has experienced significant urban growth, however, its rural town origins and country heritage remain embodied in the rural town streetscapes and architecture.

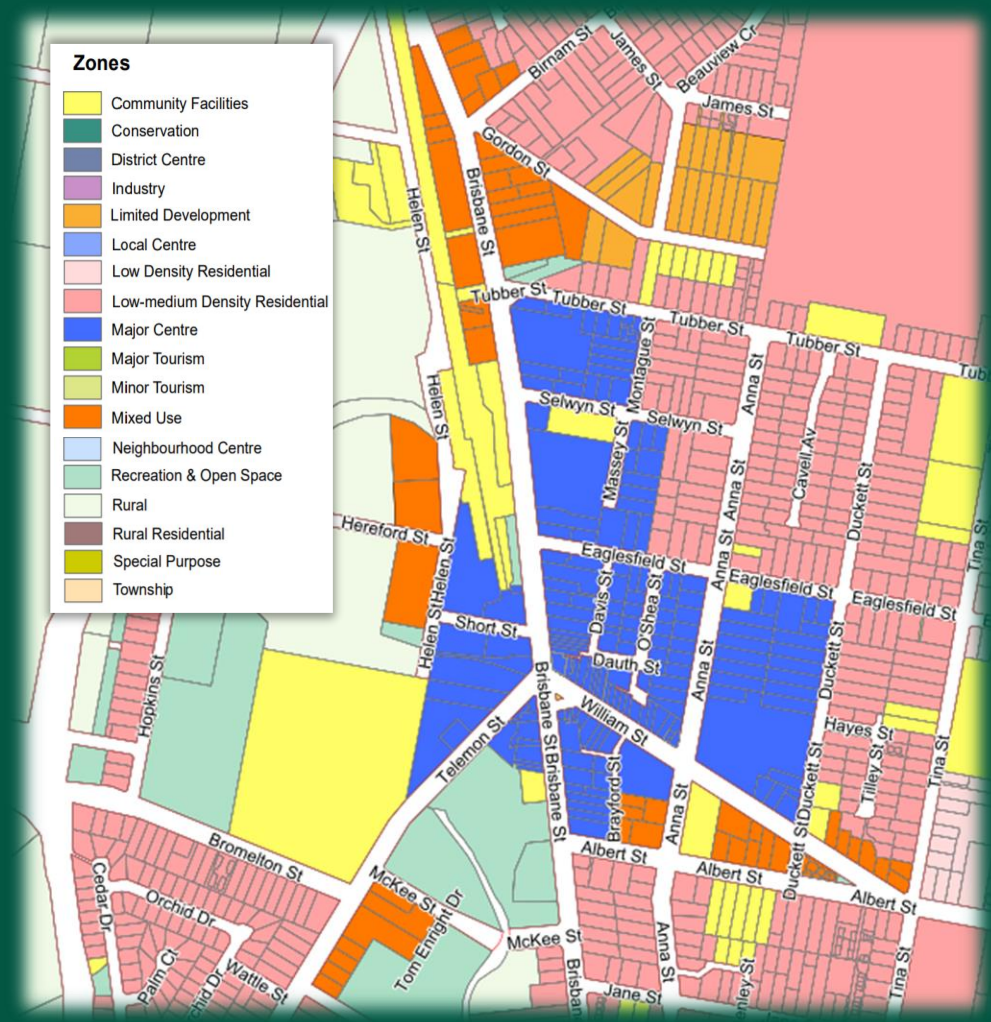
It provides:

- diverse range of activities, affordable housing and housing choice;
- range of building types that respect traditional building character;
- clear edges define the urban development.

Beaudesert in the Future

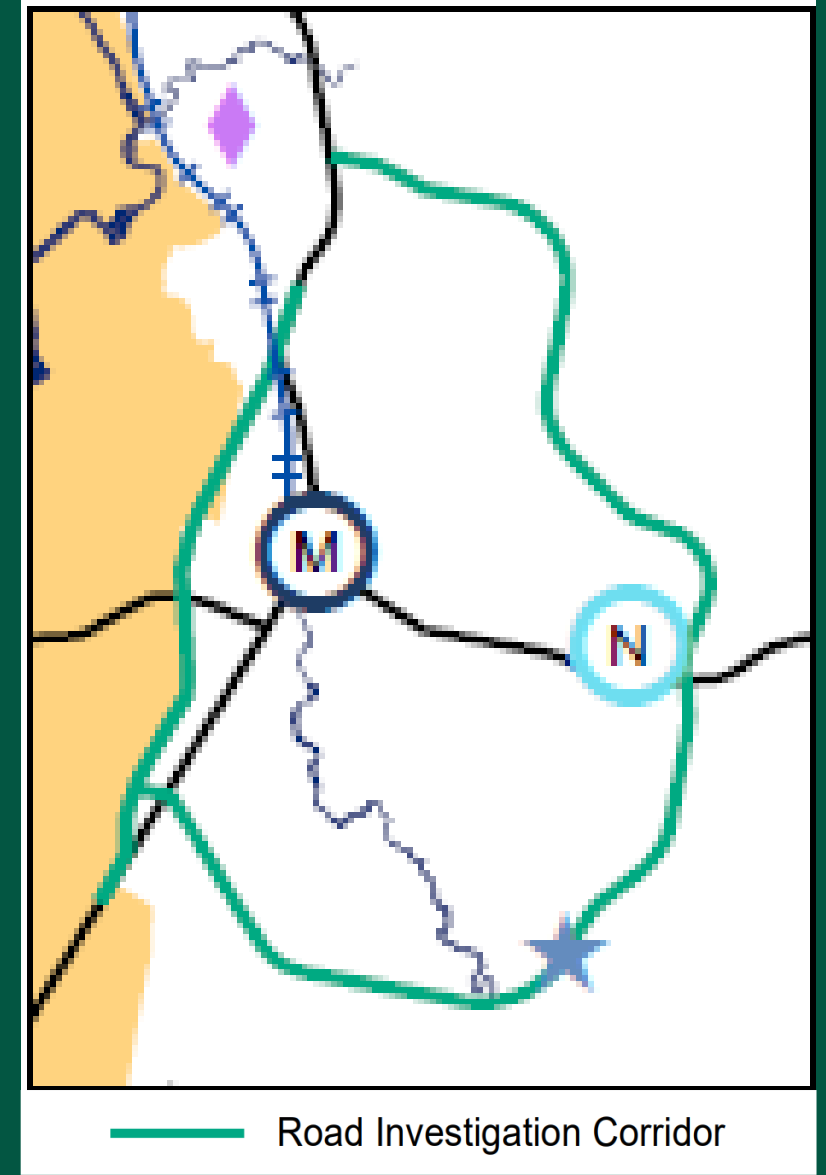
The Beaudesert centre hierarchy, comprises:

- **Major Centre**, focused around William, Brisbane, Tubber and Anna Streets. Minor expansion of Beaudesert Major Centre Zone is proposed.
- **Neighbourhood Centre**, to the east of Beaudesert;
- A **Future Neighbourhood Centre**, to the south of Beaudesert. The timing of this centre will be contingent to growth occurring in the area.



Infrastructure to Support Future Growth in Beaudesert

- Key components of the future transport network planned for Beaudesert include:
 - Beaudesert eastern ring road;
 - Southern extension of the Beaudesert town centre bypass; and
 - Bromelton north south arterial road (from Woodhill to Josephville).
- Council will continue to make representations to the State government in relation to the delivery of southern extension of the Beaudesert town centre bypass and the Bromelton north south arterial road



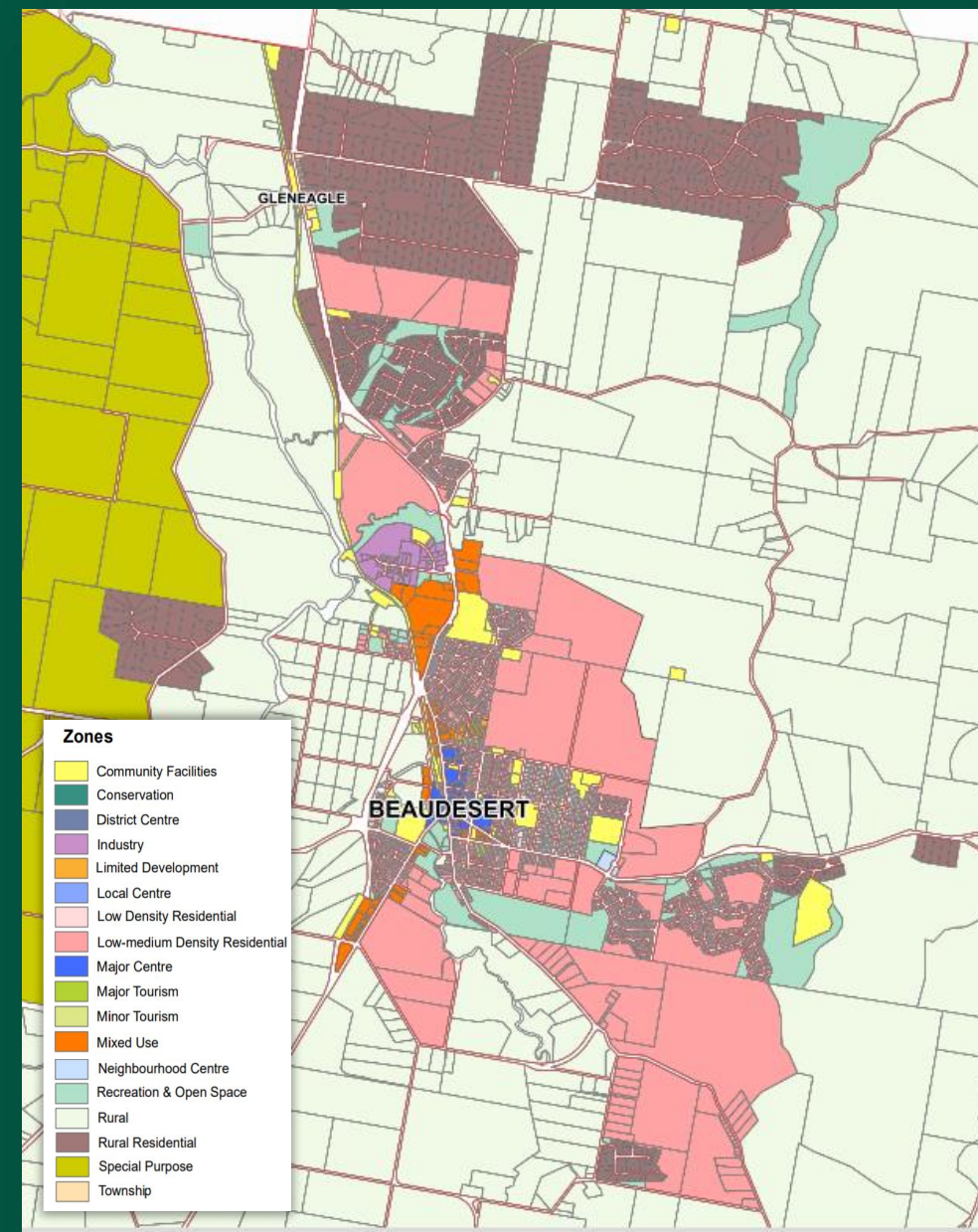
Residential and Rural Lot Sizes

In Urban Residential Zones:

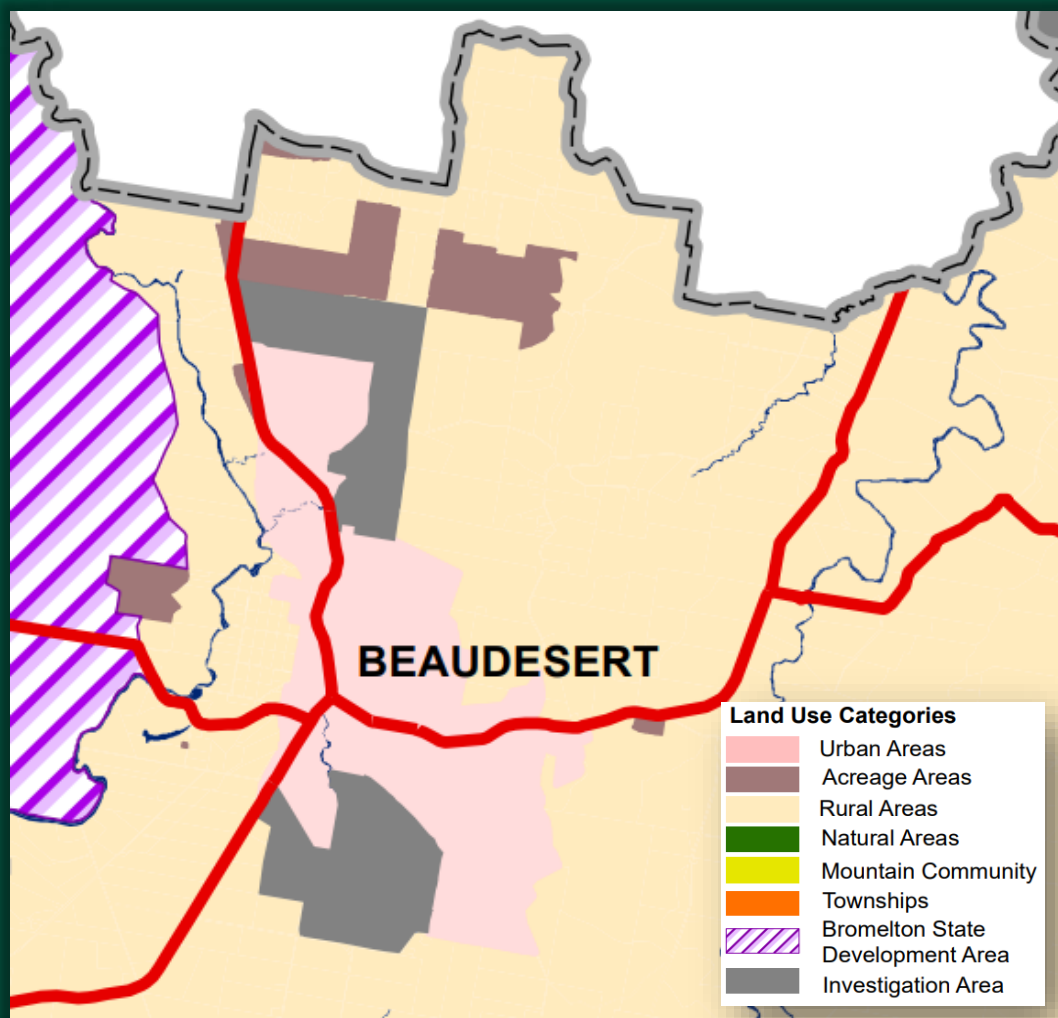
- Larger urban residential lot sizes are proposed for new residential developments (i.e. 700m² average lot size) and the number of smaller lots (between 450m² and 600m²) is proposed to be limited;
- Larger residential development (involving 25 or more lots) will require the preparation of a master plan

In the Rural Zone:

- As required under the SEQ Regional Plan, minimum lot size for new rural lots is 100 ha.



Beaudesert Investigation Area



The Investigation Area identified for Beaudesert represents a future urban expansion area and reflects the expansion of the Urban Footprint released under the SEQ Regional Plan.

Development of this land for urban residential purposes is not intended to occur during the life of the draft Planning Scheme.

The Beaudesert Investigation Area will maintain its current semi-rural character and setting.

Agriculture



Rural areas provide for a wide range of rural and complementary uses that maintain agricultural production opportunities in different parts of the region. The State Planning Policy requires that Council also facilitate intensive rural uses such as poultry farms in rural areas in appropriate locations.

Mixed-business farming and diversification (including tourism and rural industries) are supported where such uses are complimentary and remain ancillary to the agricultural production activity.



Tourism in the Region

The sustainable growth of tourism and recreation activities in the region is supported.

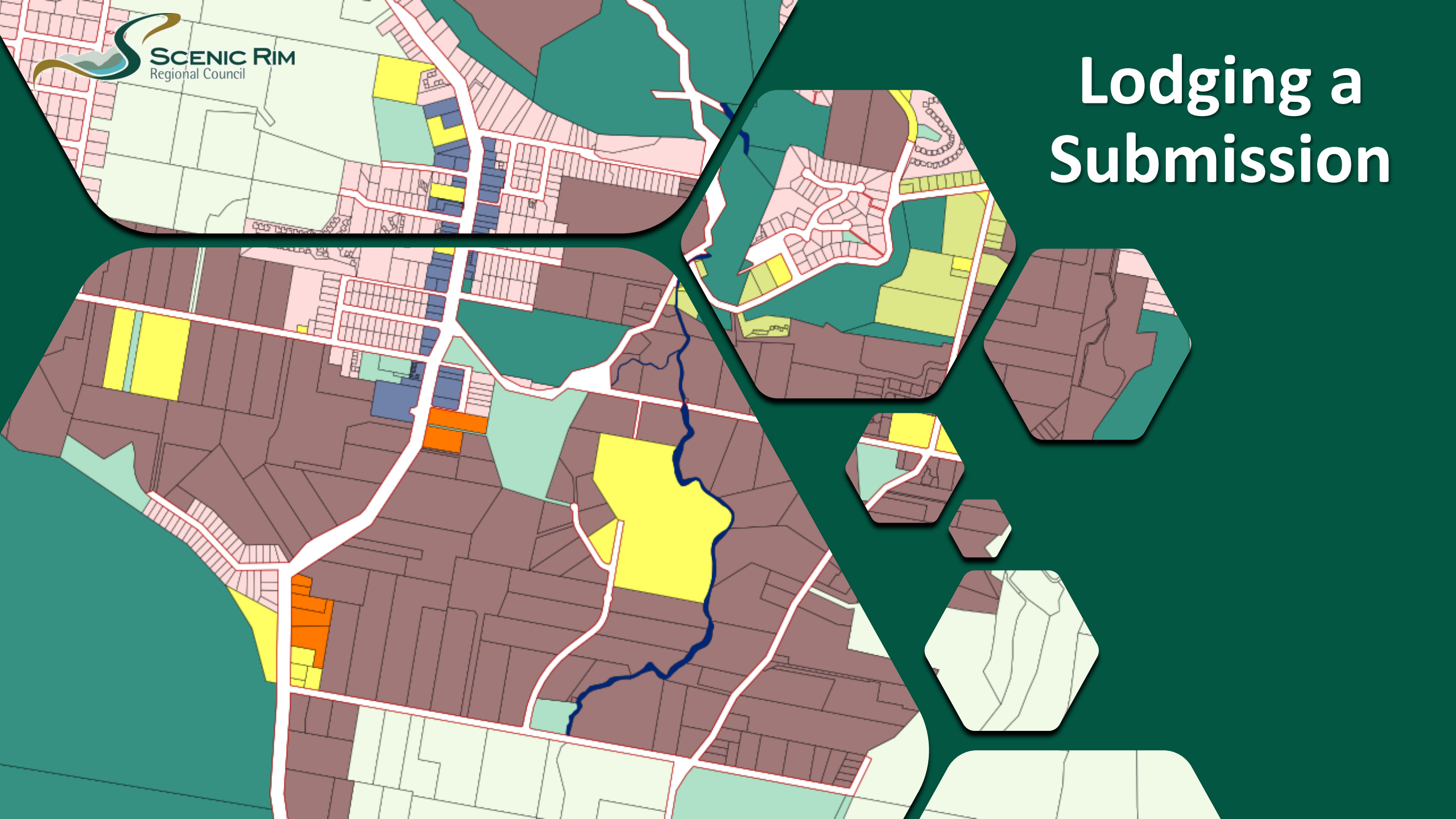
Tourism and recreation opportunities will be supported where they:

- showcase the natural and scenic qualities; and
- are of an appropriate scale and intensity of development.

Tourism and recreation operations in Rural Areas must:

- be of a scale and intensity consistent with the landscape setting;
- not compromise the agricultural resource base or undermine agricultural production.

Lodging a Submission



Have your say

When preparing a submission, ensure it meets the statutory requirements, to be considered a *properly made* submission:

be in writing and signed by each person making the submission (if the submission is not lodged electronically)

be received on or before
4:30pm Friday
14 December 2018

state the name and residential or business address of each person making the submission

state one postal or electronic address for service relating to the submission for all submission makers

state the grounds of the submission and facts and circumstances relied on in support of these grounds



Lodge your submission



Via Council's **Have Your Say** webpage

<http://www.scenicrim.qld.gov.au/new-planning-scheme-project>



Via email to mail@scenicrim.qld.gov.au (Subject: Draft Scenic Rim Planning Scheme)



Lodged in person at Council's main office located at 82 Brisbane Street, Beaudesert, or at a community consultation event



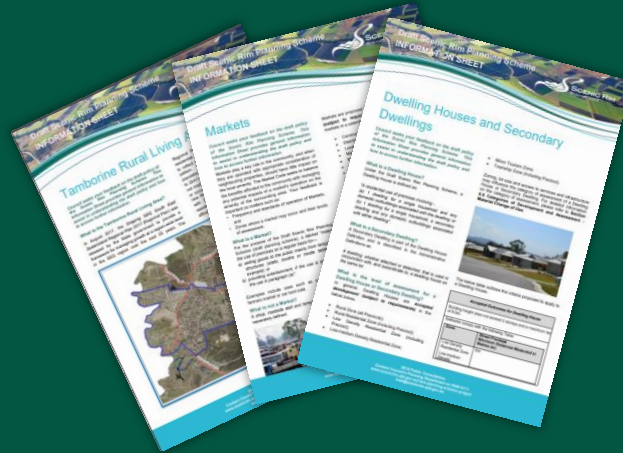
Via post - please address your letter, or completed submission form to:

*Chief Executive Officer
(Attention: Land Use Planning)
Scenic Rim Regional Council
PO Box 25, Beaudesert Qld 4285*



Information Sheets

- How to make a submission
- How to read the Draft Planning Scheme
- Draft Planning Scheme Levels of Assessment
- Zoning of the Draft Planning Scheme
- Overlays of the Draft Planning Scheme
- Planning for the risk of Riverine flooding in the Region
- Planning for the risk of Bushfire hazard in the region
- Planning for the risk of Landslide hazard and Steep Slope in the Region
- Advertising devices
- Domestic Sheds
- Dual Occupancy
- Dwelling Houses and Secondary Dwellings
- Home Based Business
- Markets
- Pets and Animals
- Keeping of Poultry
- Protecting Agricultural Land
- Roadside Stall
- Tamborine Rural Living Area



UPCOMING EVENTS

Location		Date	Time	Details
BEECHMONT	Beechmont Community Centre (Activity Room)	Saturday 27 th October	9am-12noon	Talk to a Planner
BEAUDESERT	The Centre, 82 Brisbane Street Beaudesert	Thursday 1 st November	4pm-7pm	Talk to a Planner
BOONAH	Boonah Cultural Centre, 3 High Street	Monday 5 th November	4pm-6pm 6pm-7.30pm	Talk to a Planner Information Session
CANUNGRA	Canungra School of Arts Hall	Wednesday 7 th November	4pm-6pm 6pm-7.30pm	Talk to a Planner Information Session
TAMBORINE MOUNTAIN	Vonda Youngman Centre	Tuesday 13 th November	1pm-2.30pm 3.30pm-5pm 6pm-7.30pm	Information Sessions
KOORALBYN	Valley Kitchen, 290 Wellington Bundock Drive	Saturday 17 th November	9am-12noon	Talk to a Planner
BOONAH	Boonah Library, 3 High Street Boonah	Saturday 24 th November	9am-12noon	Talk to a Planner

All submissions must be received by 4.30pm , Friday 14th December 2018

When will the planning scheme be finalised?

The planning scheme is proposed to be adopted by the end of 2019. The proposed process, following public consultation, is shown below.



Thank you!

Council Officers are available to answer questions and discuss the Draft Planning Scheme.

