

# Draft Scenic Rim Planning Scheme

*Delivering a shared vision for our region*

PUBLIC CONSULTATION INFORMATION SESSION



# Purpose of the Information Sessions

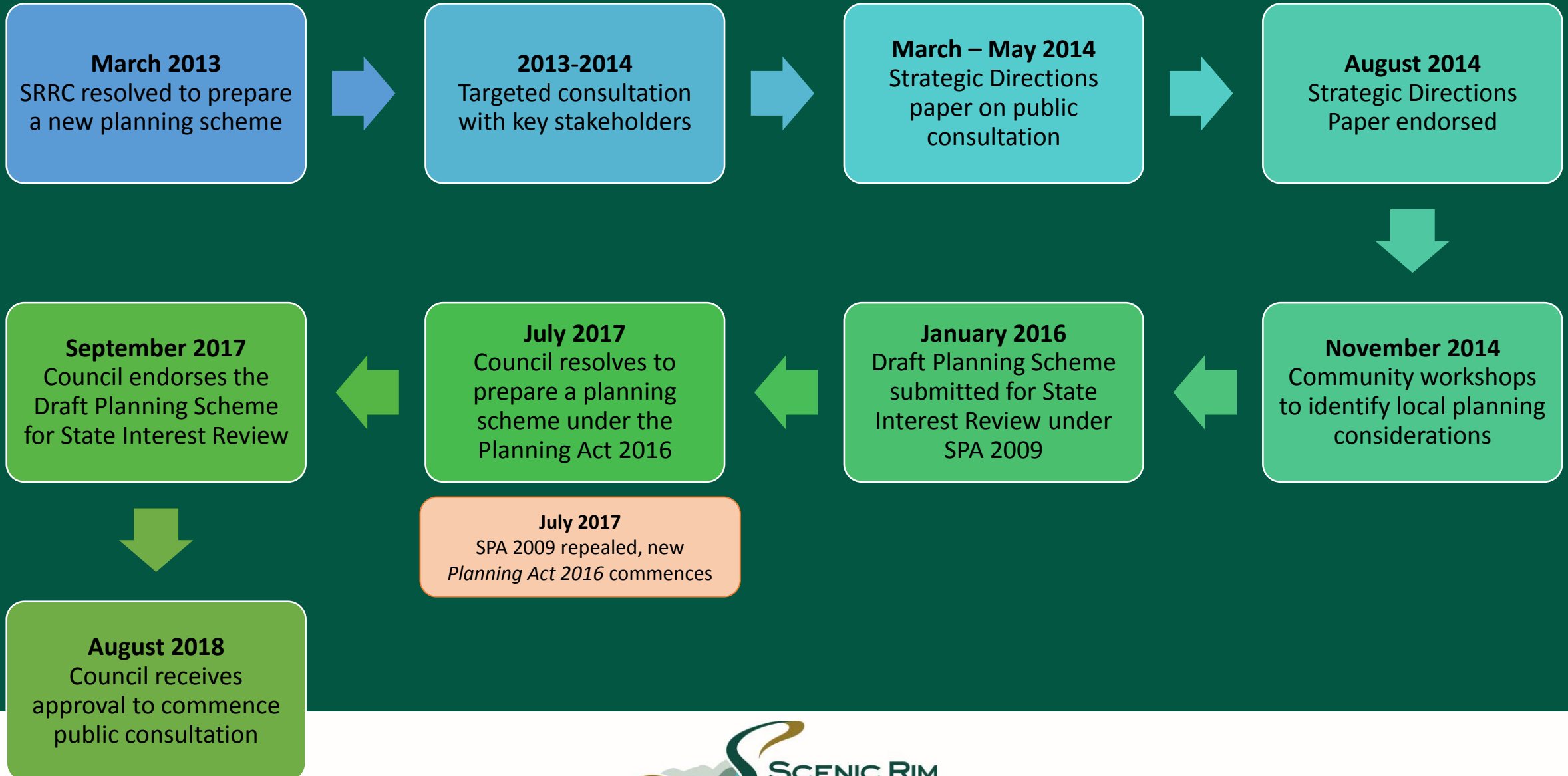
- Raise awareness about the public consultation of the draft planning scheme
- Help the community understand the role of the planning scheme in shaping future development in the region
- Outline the drafting principles that underpin the structure and the way policy is articulated in the planning scheme
- 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.



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));
```

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

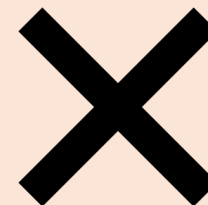
Prescribes when a development application is '**accepted**' (exempt) or **assessable development** and required to be submitted to Council

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)*



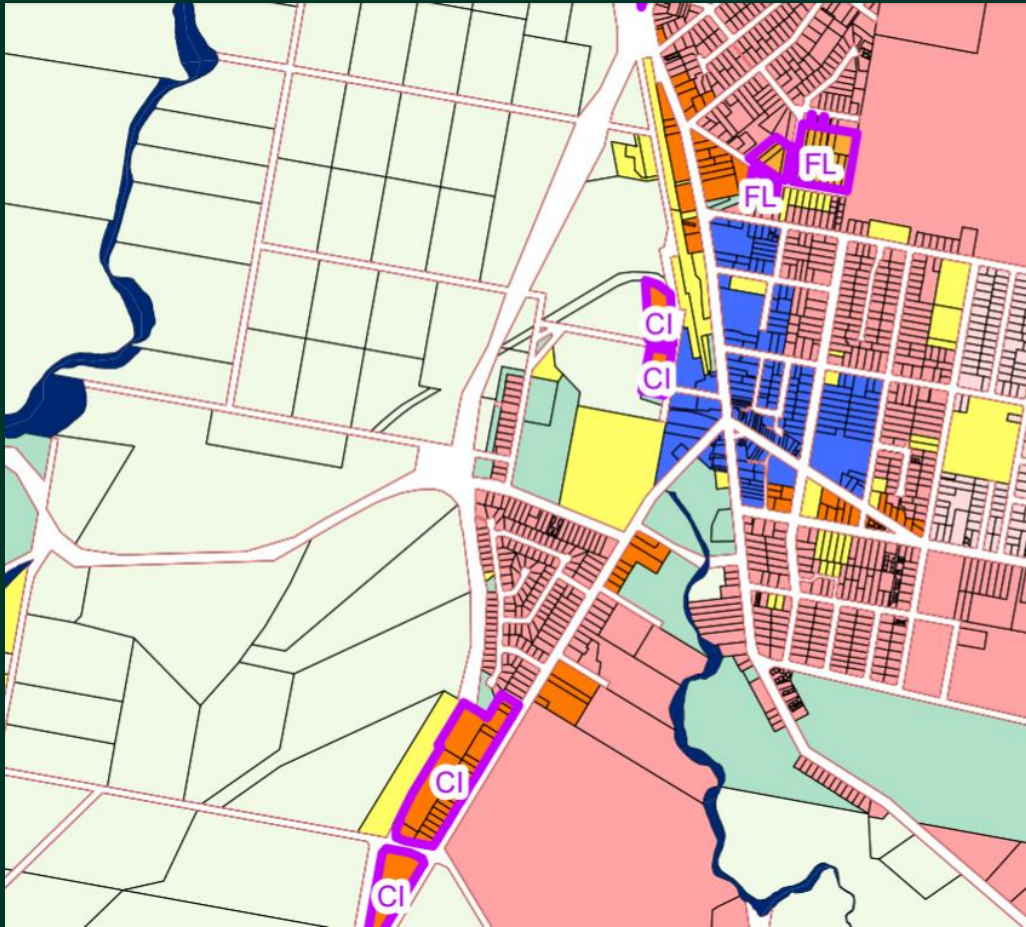
- × Change or remove existing development that has been lawfully created
- × Deal with matters that are not development related (*animal registration, overgrown allotments, boundary fences, social gatherings*)
- × Change the requirements, decisions or decision making processes of the State Government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

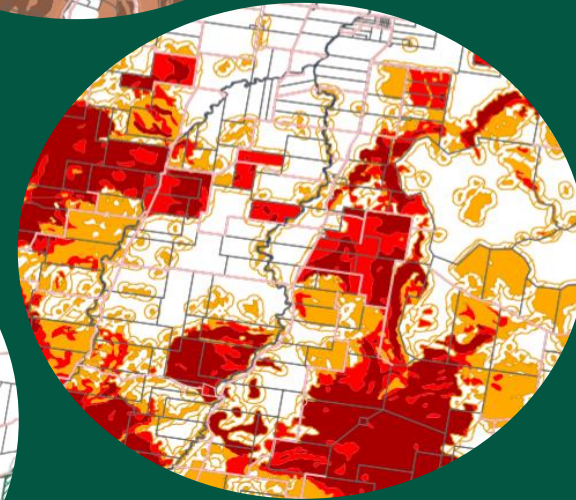
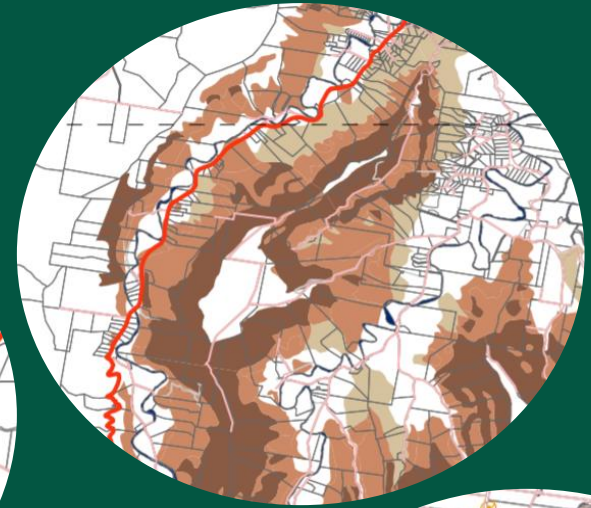
Zones can also contain zone precincts which outline specific planning outcomes for geographic locations (e.g. Commercial Industrial Precinct)

# 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.



# Example of Accepted, Code and Impact Assessable Development

## 5.5.7 Low Density Residential Zone

Table 5.5.7.1 - Low Density Residential Zone - Where No Precinct Applies

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house	Accepted subject to requirements	
		Dwelling House Code
Dual occupancy	Accepted subject to requirements	
	If: (1) on a lot 1000m <sup>2</sup> or greater; or (2) on a corner lot 800m <sup>2</sup> or greater with legal dual road access.	Low Density Residential Zone Code Dual Occupancy Code
	Code assessment	
	If on a lot 700m <sup>2</sup> or greater	Low Density Residential Zone Code Dual Occupancy Code
	Impact assessment	
	If not Accepted subject to requirements or Code assessment	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

Examples include industrial uses (mechanics), commercial uses (shops, cafes) and non-compatible rural uses.

# 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

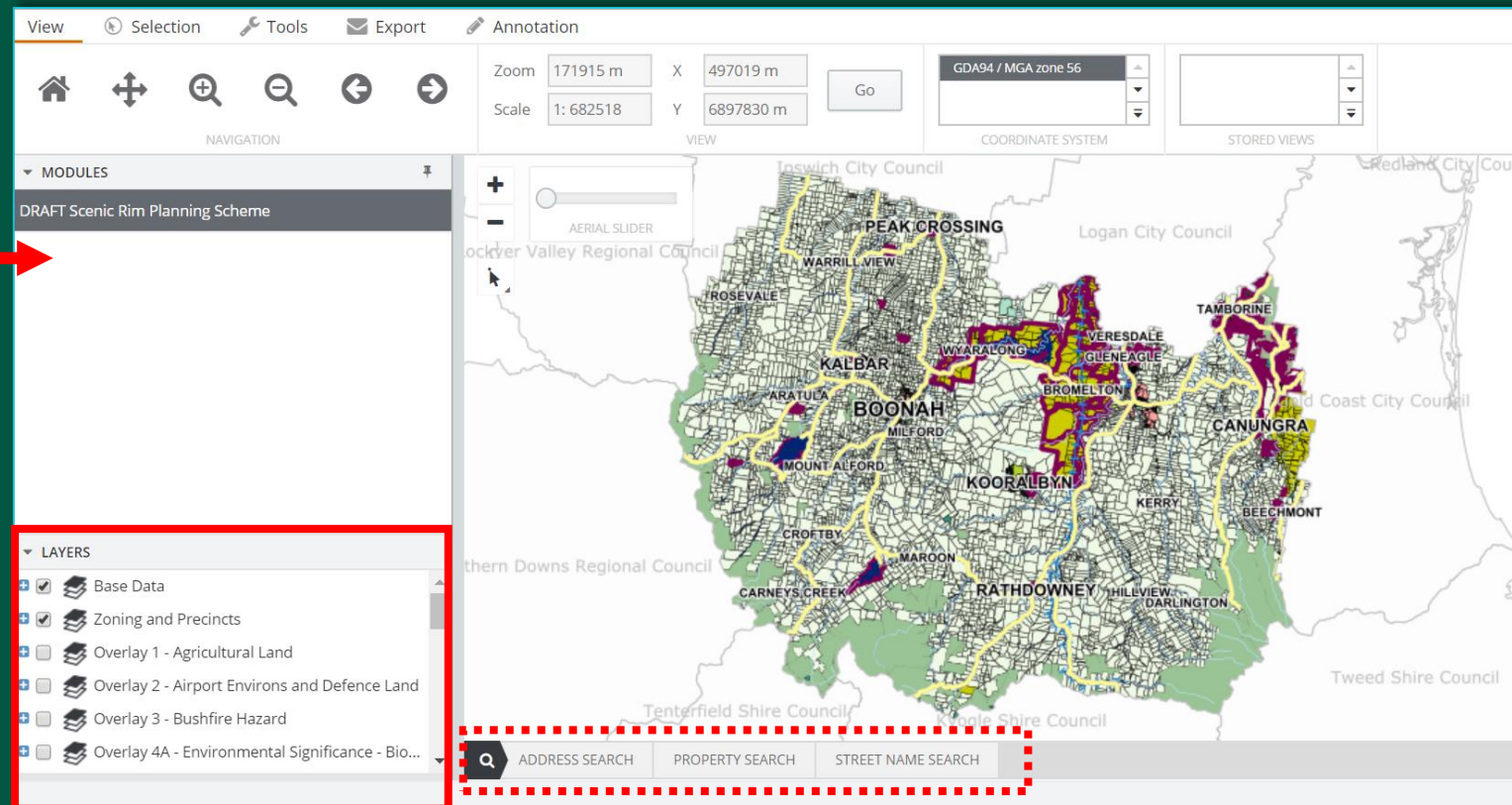
1. Know what zone your property is in and the overlays which may affect your property.

*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.*

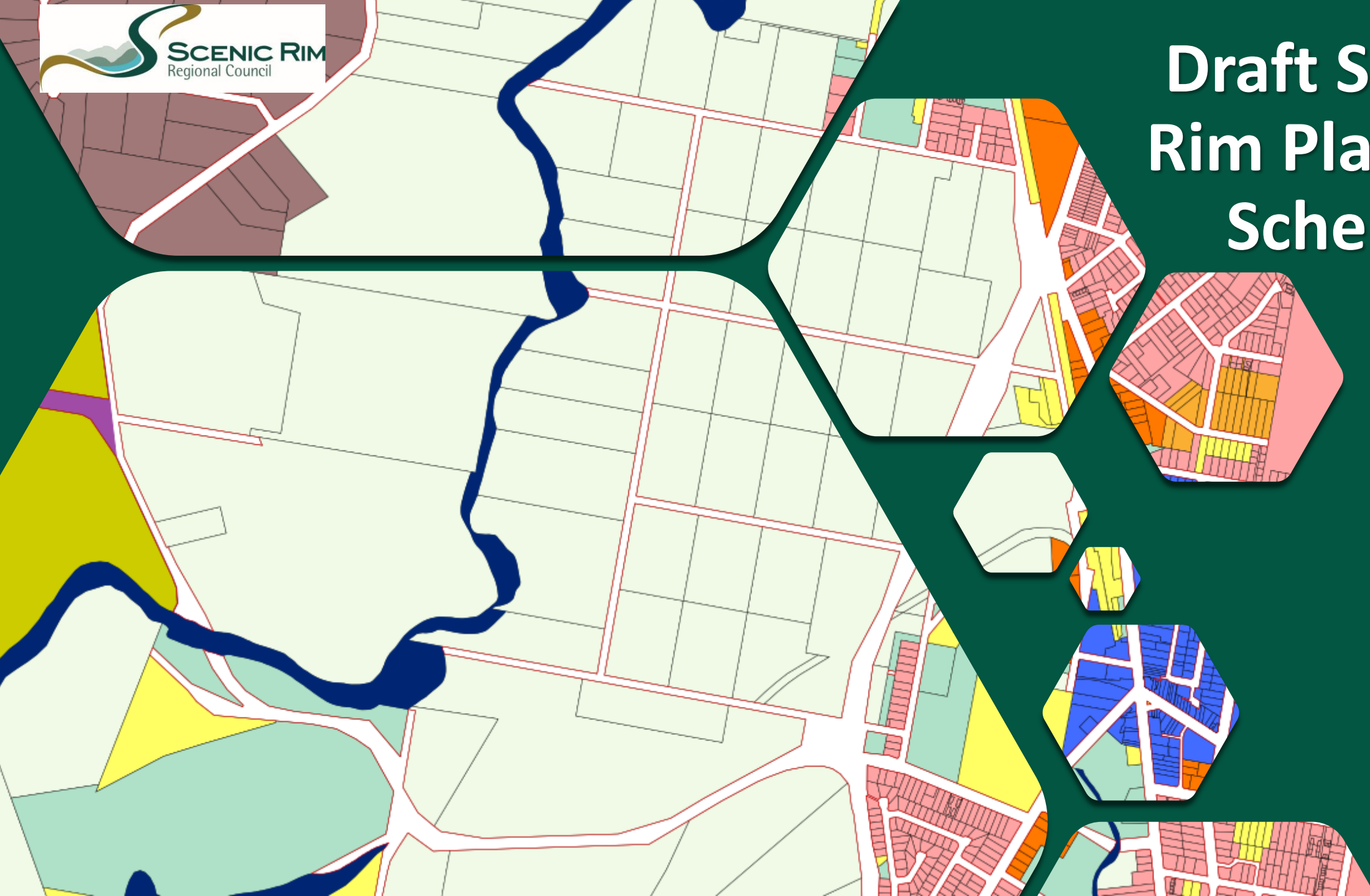
2. Understand what the zone and overlays mean for you.



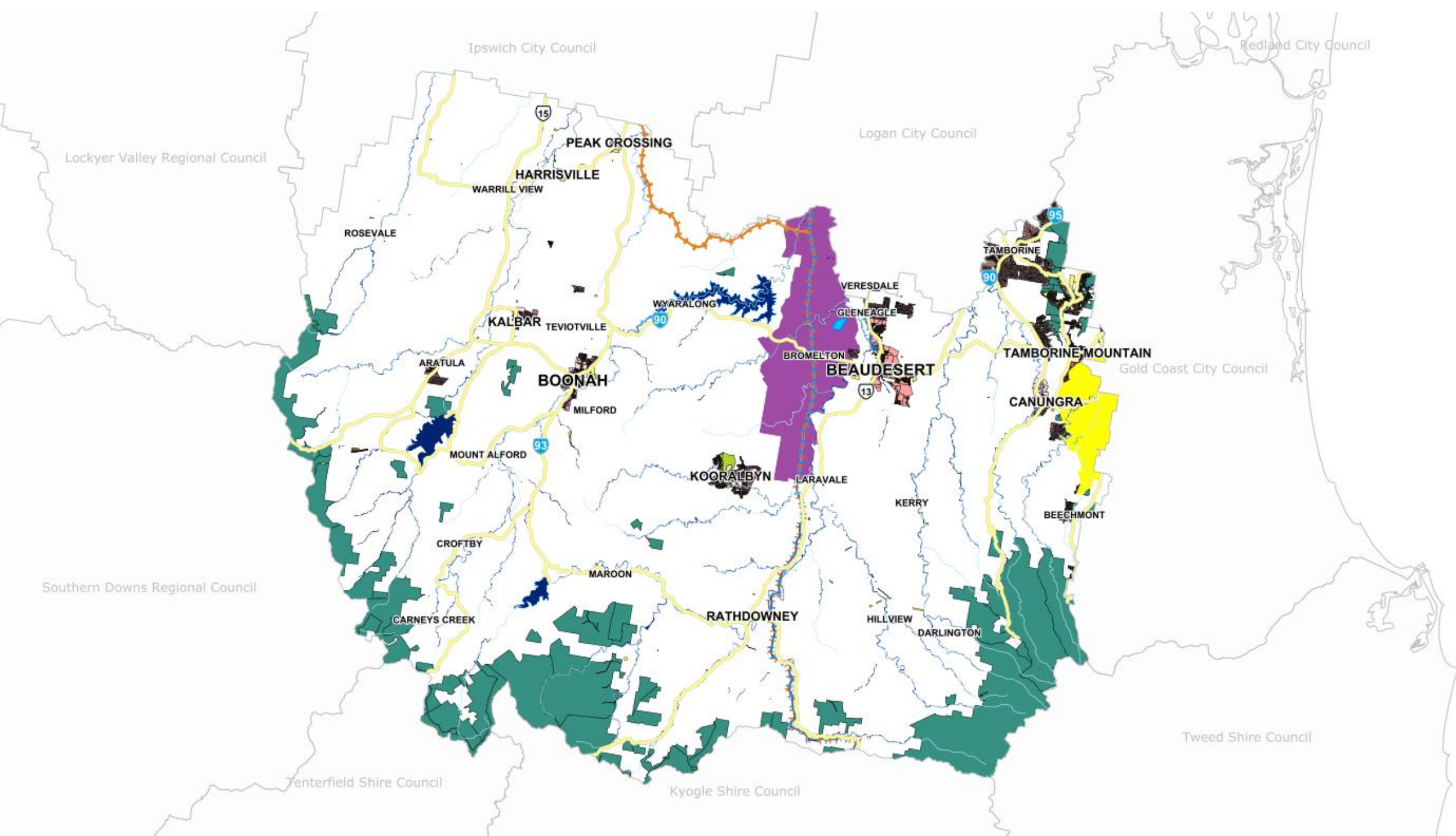
<http://www.scenicrim.qld.gov.au/scenic-rim-planning-scheme-mapping>



# 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





**Draft Scenic Rim  
Planning Scheme  
2018**



The figure consists of three side-by-side maps of the same geographic area. The leftmost map shows water bodies in blue and land in white, with a red line indicating a boundary or road. The middle map shows land cover with green areas representing vegetation and white areas representing bare land or urban areas. The rightmost map is a composite map showing the same area with red and yellow areas, possibly representing different land use categories or data layers.





Planning Act  
2016

Planning  
Regulation 2017

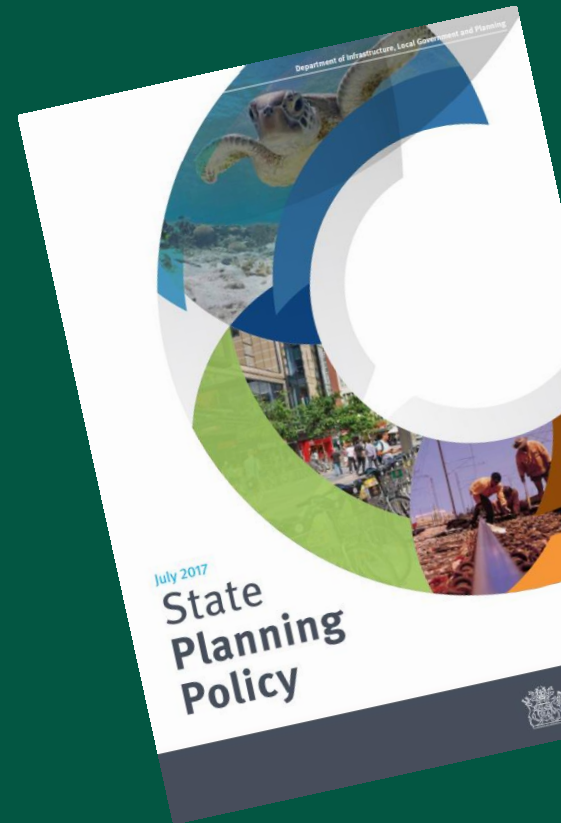
State Planning  
Policy

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

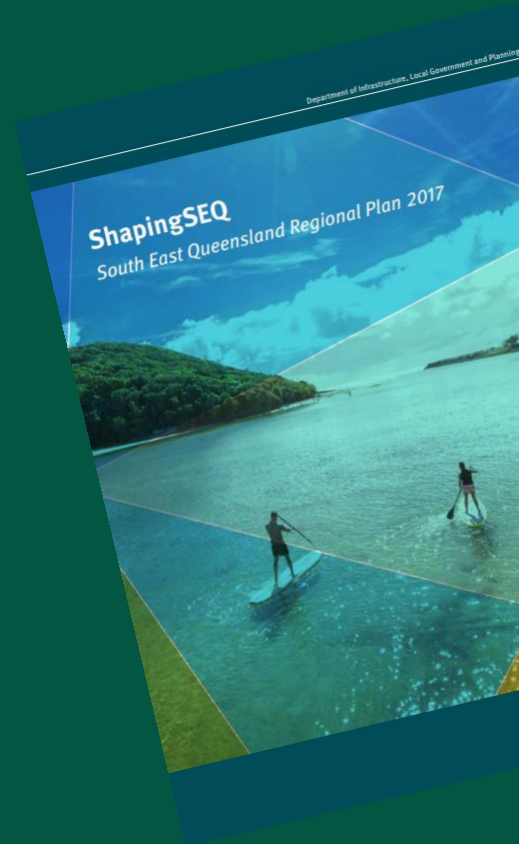
- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

## 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





An aerial photograph of a vast rural landscape. The foreground and middle ground are filled with a patchwork of agricultural fields in various shades of green and brown, separated by thin lines of trees and roads. In the background, a range of rugged mountains stretches across the horizon under a clear sky. A semi-transparent white rounded rectangle is centered over the middle of the image, containing the title text.

# 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

## Communities and Character

- Settlement Pattern
- Housing Supply
- Housing diversity & affordable living

## Growing Economy

- Agriculture & Production
- Natural Resources & Sustainability
- Industry & Employment
- Home Based Business
- Tourism & recreation
- Centre hierarchy

## Environment and Natural Hazards

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

## Sustainable Infrastructure

- Land use & infrastructure
- Design & sequencing
- Regional Infrastructure

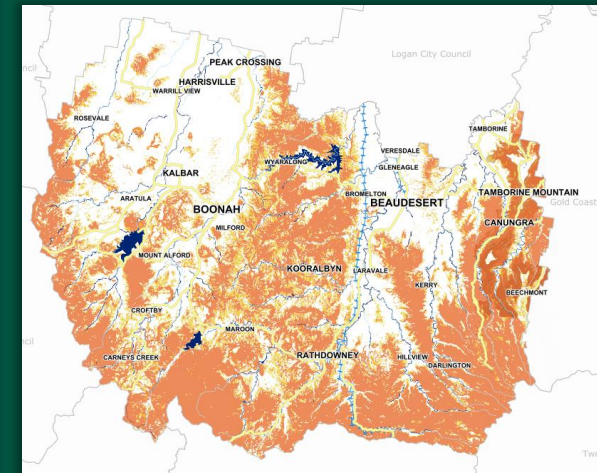
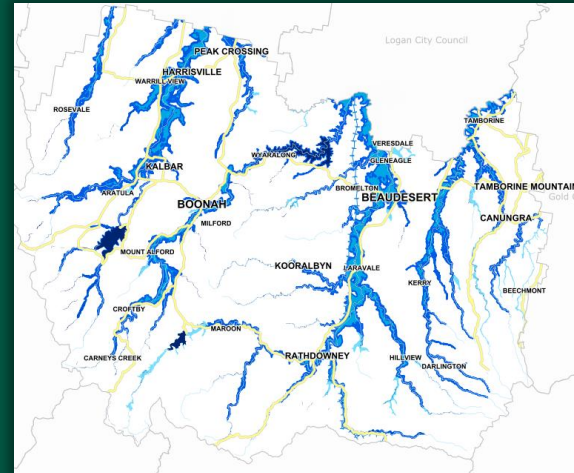
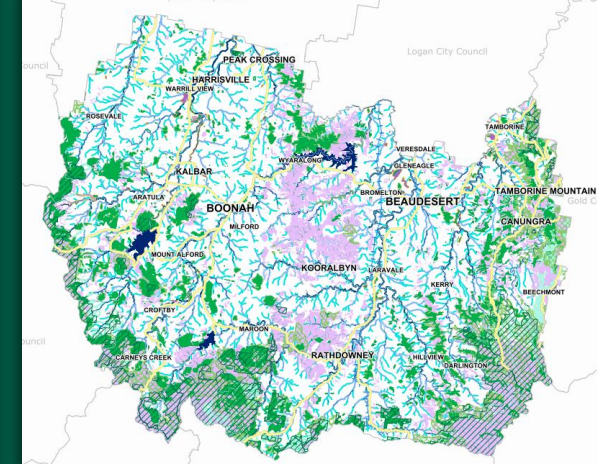
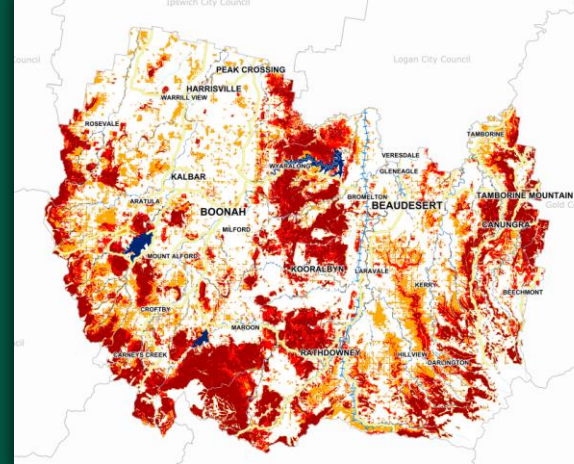
*The themes are broadly based on Council's Community Plan*

# 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 Boonah





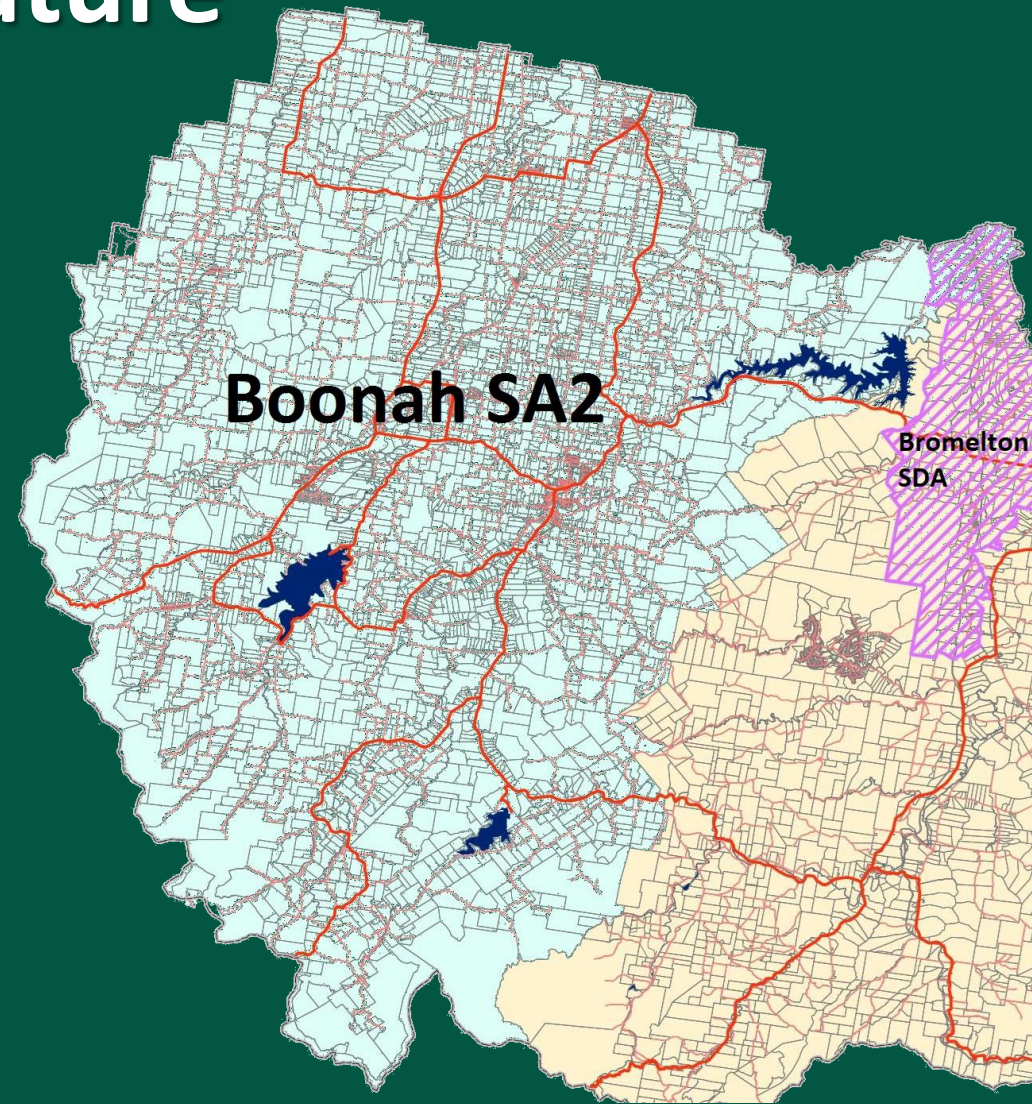
# Boonah in the Future



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



**Boonah Statistical Area (SA2)  
population by 2036: 15,777**  
*(currently approx. 12,020 (QGSO, 2015))*







# Boonah in the Future

Boonah has evolved as a **thriving rural town** and a hub for recreation, tourism and sustainability.

The town generates a **high level of activity at the regional level** and is constantly enlivened through events, activities and community celebrations.

It has retained a **high level of amenity**, reflective of the value and significance of rural activities to the local economy, character and lifestyle of the area.

# Boonah in the Future

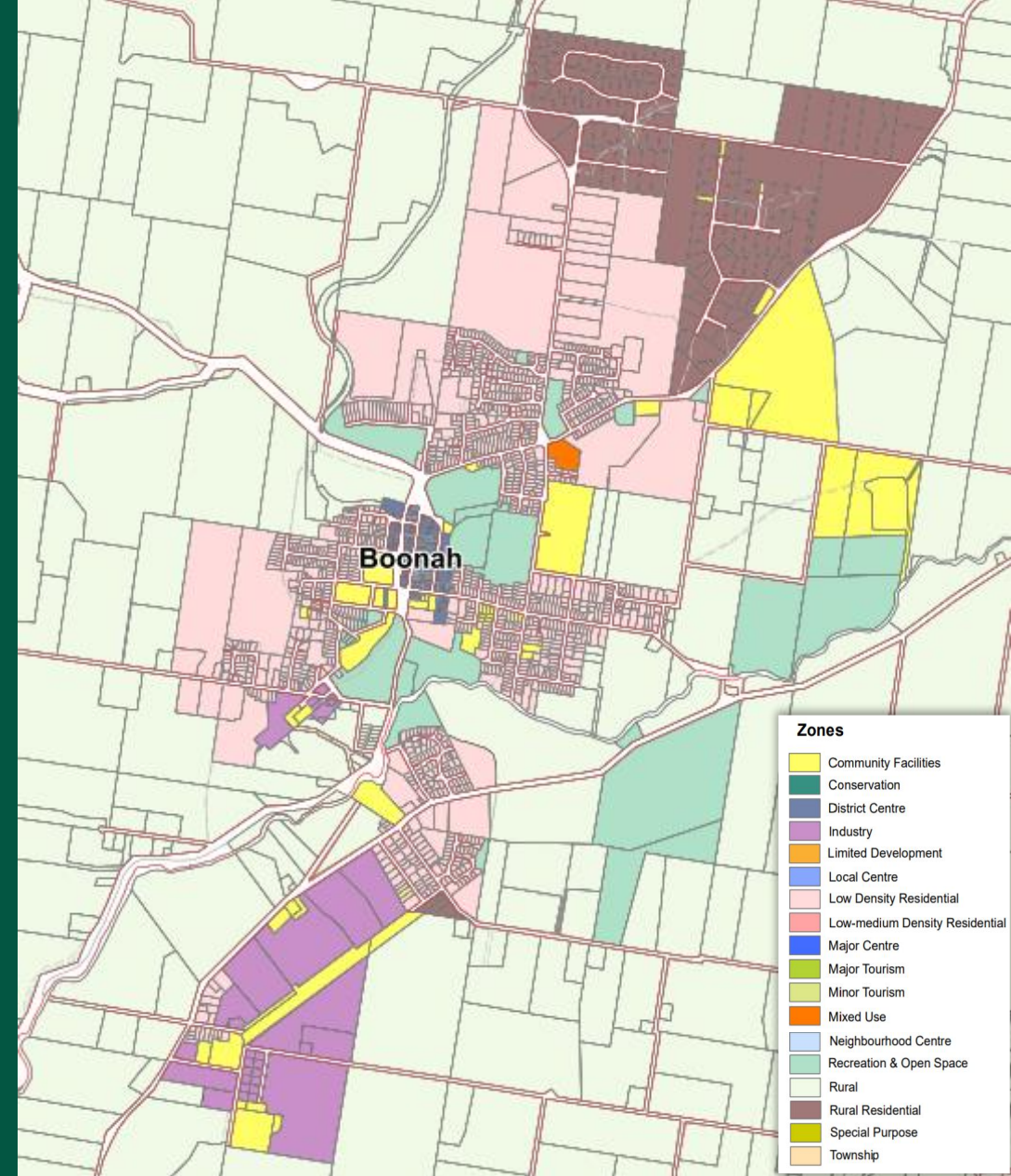
- Has a vibrant district centre with a **traditional ‘high street’ character**;
- Provides affordable, attractive and diverse **housing**;
- Is serviced by **efficient and integrated** infrastructure network; and
- Has retained its **picturesque rural setting**, whilst providing an **important function centre** for the surrounding rural economic base.



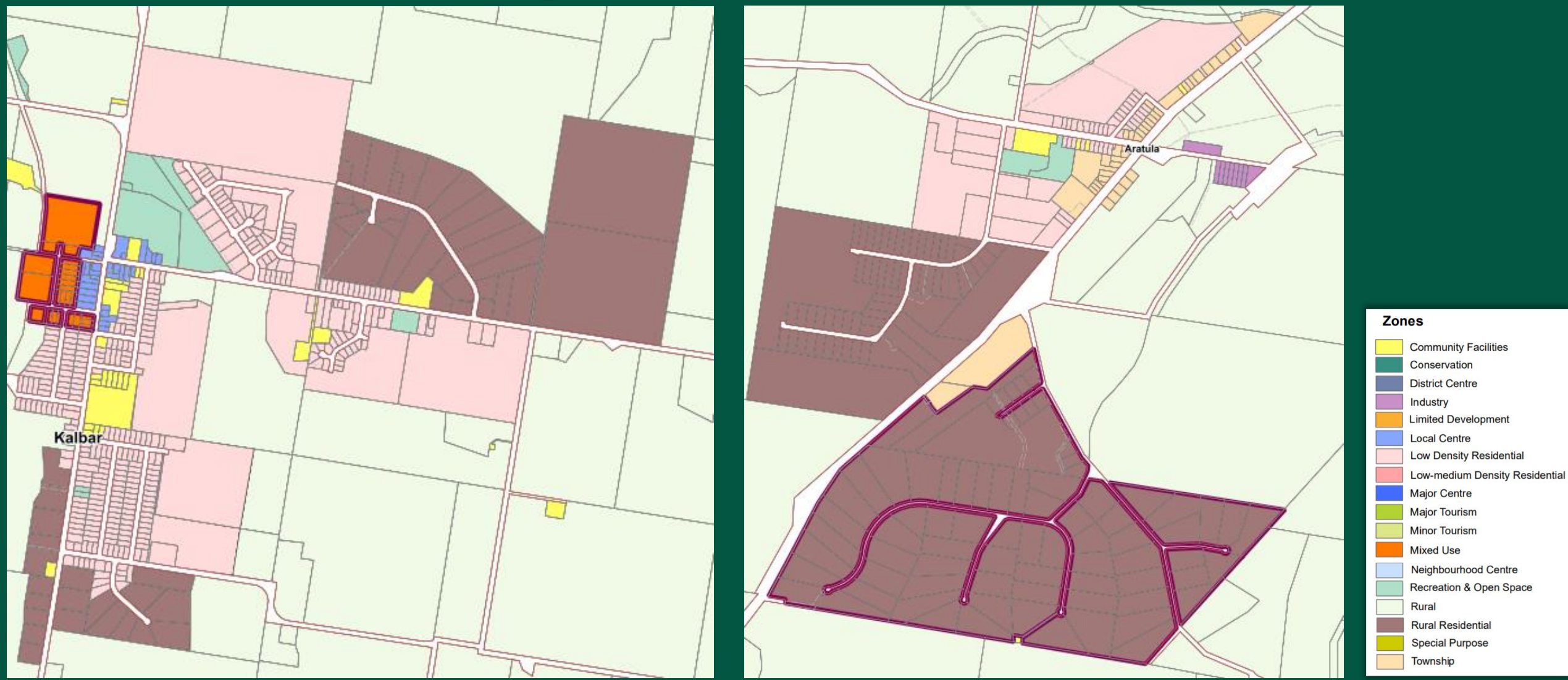


# Residential Lot Sizes

- Large lot sizes for residential development in the Low Density Residential Zone is proposed (minimum lot size of 600m<sup>2</sup> is proposed, provided that an average lot size 700m<sup>2</sup> is achieved across a development );
- The Low Density Residential Zone applies to residential land in Boonah, Kalbar and Aratula.
- A minimum lot size of 3,000m<sup>2</sup> is proposed for land in the Rural Residential Zone in the Boonah and Kalbar Urban Footprints.



# Draft Zoning Maps of Kalbar and Aratula





# Rural Lot Sizes

The State Government has permitted Council to carry over the 40 ha and 60 ha Rural Subdivision Precincts from the current Boonah Planning Scheme into the Draft Scenic Rim Planning Scheme.

Where not included in a Rural Subdivision Precinct, the minimum lot size for new lots in the Rural Zone is 100 ha in accordance with the requirements of the SEQ Regional Plan.

Family subdivision is not supported under the SEQ Regional Plan and subsequently, cannot be reflected in the draft planning scheme.



# Rural Areas

Agriculture is a **significant employer** and is integral to the history, culture, economy and social fabric of the region.

**Agricultural areas are retained** predominantly for agricultural production, landscape values and scenic amenity.

Agricultural land is **valued for its economic significance** with agricultural development opportunities and **increased agricultural production** in rural areas enabled.





# 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:

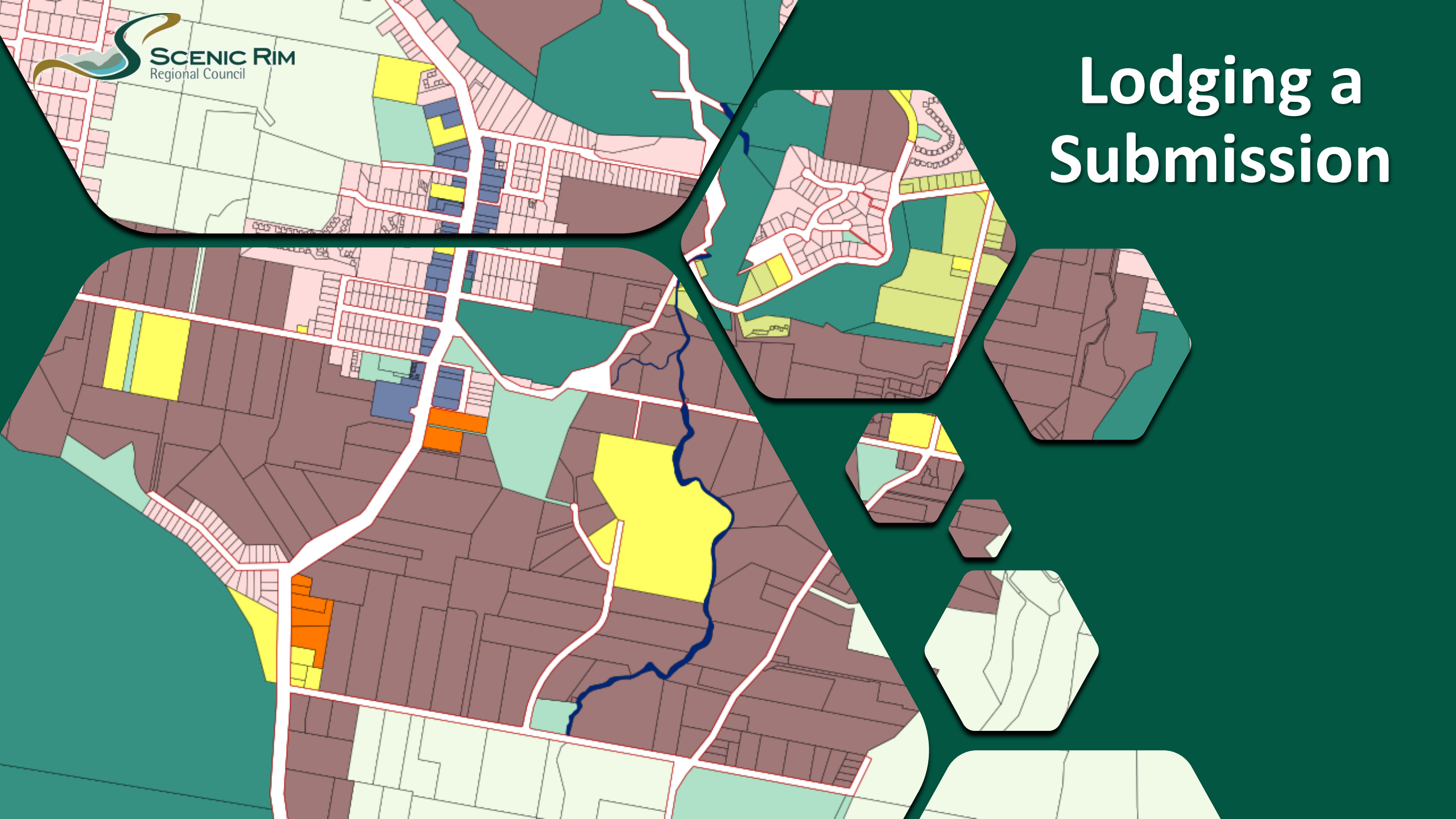
- showcase the natural and scenic qualities; and
- are of an appropriate scale and intensity of development.

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](mailto: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:

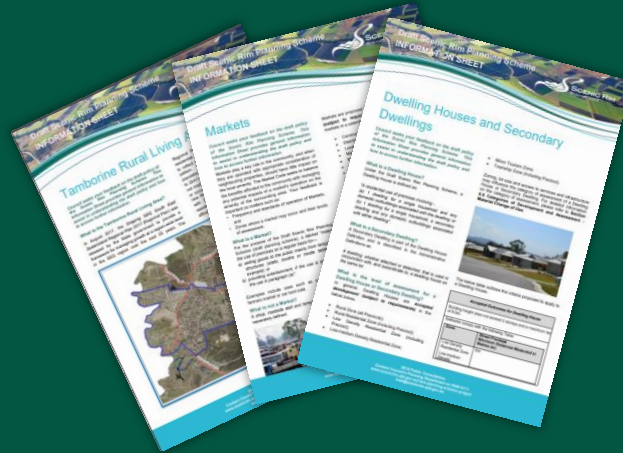
*Chief Executive Officer  
(Attention: Land Use Planning)  
Scenic Rim Regional Council  
PO Box 25, Beaudesert Qld 4285*





# 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
BOONAH	Boonah Cultural Centre, 3 High Street	Monday 5 <sup>th</sup> November	4pm-6pm 6pm-7.30pm	Talk to a Planner Information Session
CANUNGRA	Canungra School of Arts Hall	Wednesday 7 <sup>th</sup> November	4pm-6pm 6pm-7.30pm	Talk to a Planner Information Session
TAMBORINE MOUNTAIN	Vonda Youngman Centre	Tuesday 13 <sup>th</sup> November	1pm-2.30pm 3.30pm-5pm 6pm-7.30pm	Information Sessions
KOORALBYN	Valley Kitchen, 290 Wellington Bundock Drive	Saturday 17 <sup>th</sup> November	9am-12noon	Talk to a Planner
BOONAH	Boonah Library, 3 High Street Boonah	Saturday 24 <sup>th</sup> November	9am-12noon	Talk to a Planner

# All submissions must be received by 4.30pm , Friday 14<sup>th</sup> 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.**

