

Draft Scenic Rim Planning Scheme

Delivering a shared vision for our region

PUBLIC CONSULTATION INFORMATION SESSION

Purpose of the Information Sessions

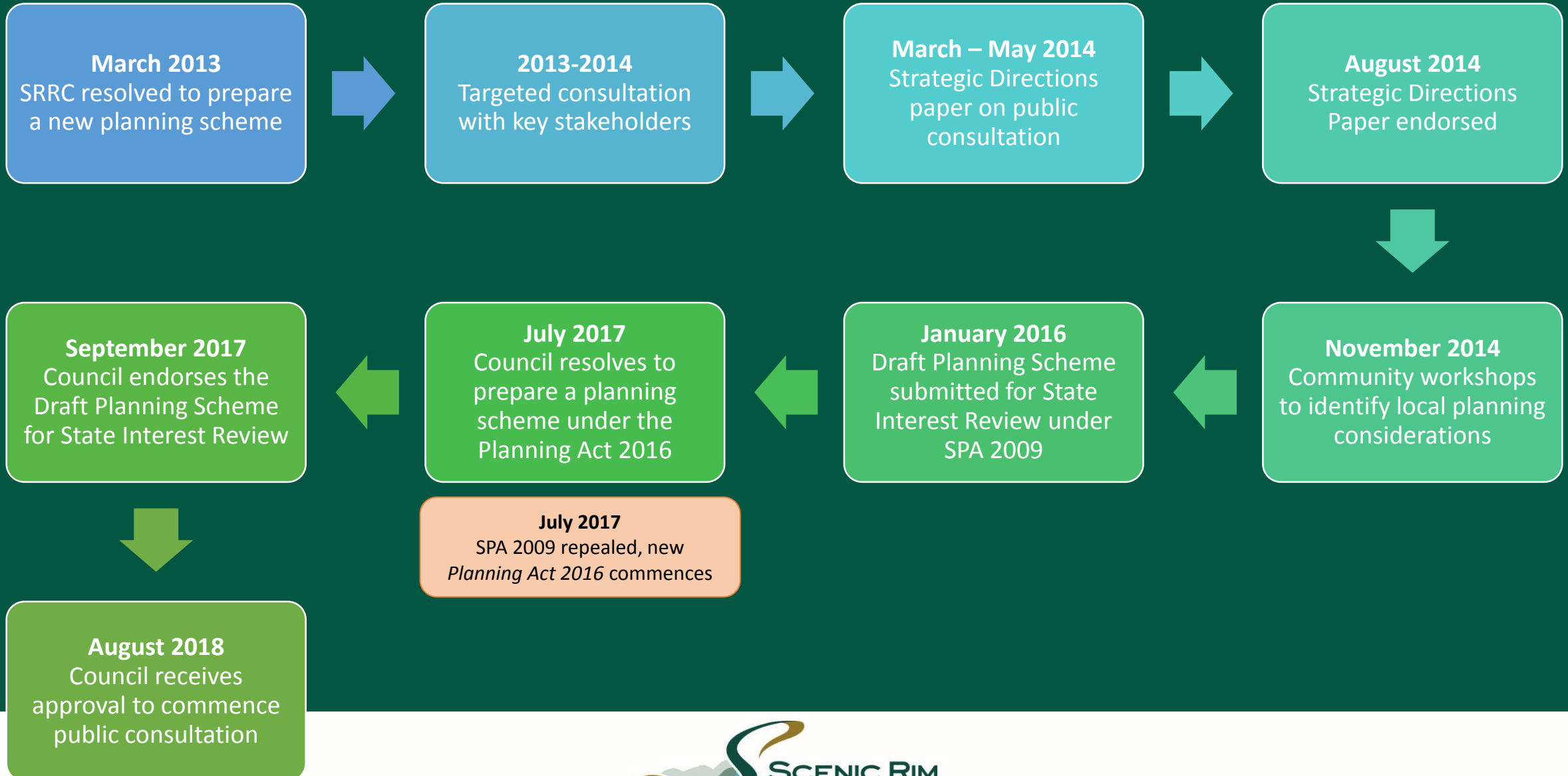
- Raise awareness about the public consultation of the draft planning scheme
- Help the community understand the role of the planning scheme in shaping future development in the region
- Outline the drafting principles that underpin the structure and the way policy is articulated in the planning scheme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

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

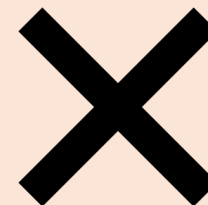
Sets the **assessment benchmarks** (criteria) which development must be assessed against

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

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)

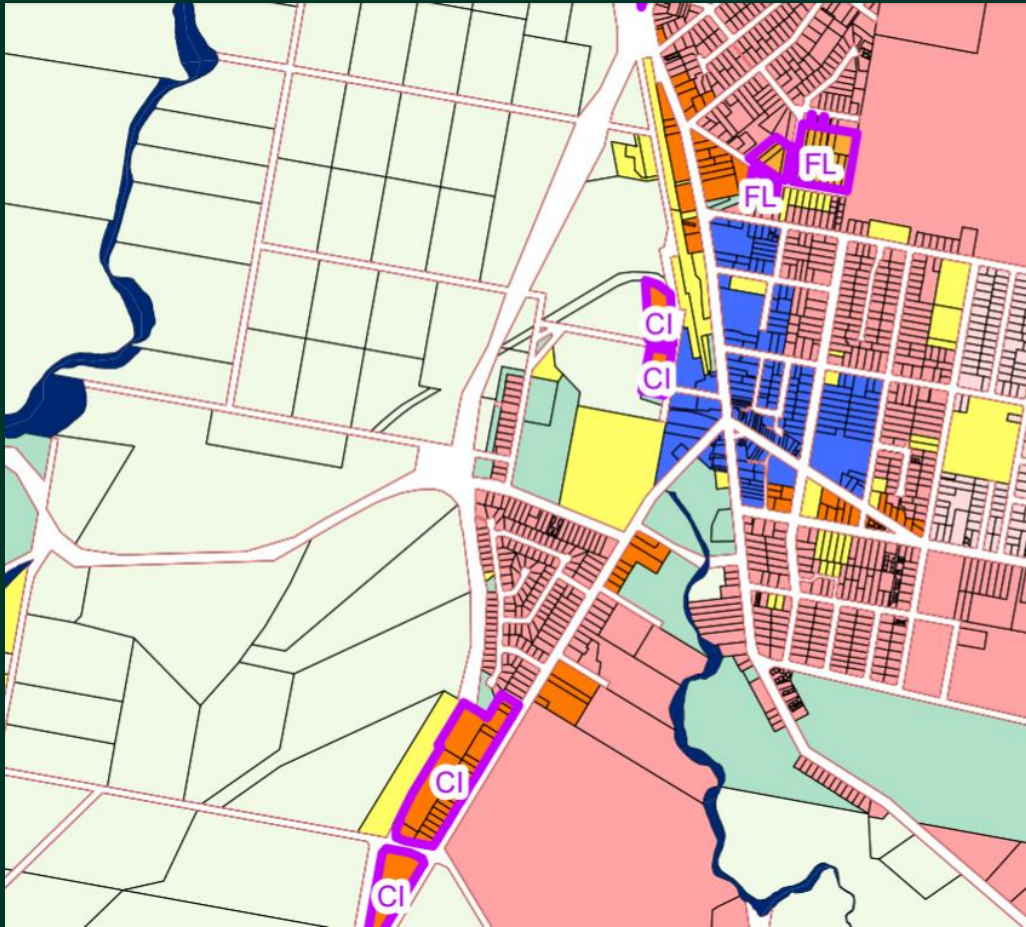


- × Change or remove existing development that has been lawfully created
- × Deal with matters that are not development related (*animal registration, overgrown allotments, boundary fences, social gatherings*)
- × Change the requirements, decisions or decision making processes of the State Government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

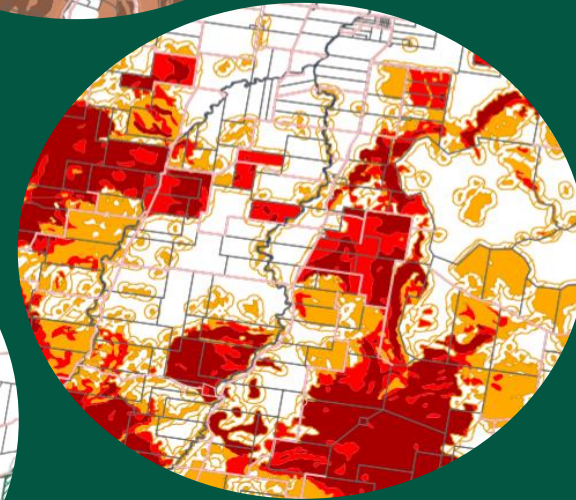
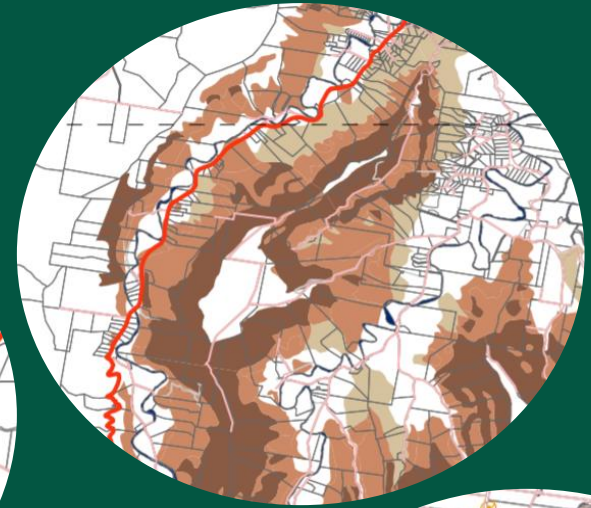
Zones can also contain zone precincts which outline specific planning outcomes for geographic locations (e.g. Commercial Industrial Precinct)

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.

Important to know if your proposed development requires Town Planning Approval!

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 Assessable

- 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.

Example of Accepted, Code and Impact Assessable Development

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

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 ² or greater; or (2) on a corner lot 800m ² or greater with legal dual road access.	Low Density Residential Zone Code Dual Occupancy Code
	Code assessment	
	If on a lot 700m ² 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		

Find out more about your property

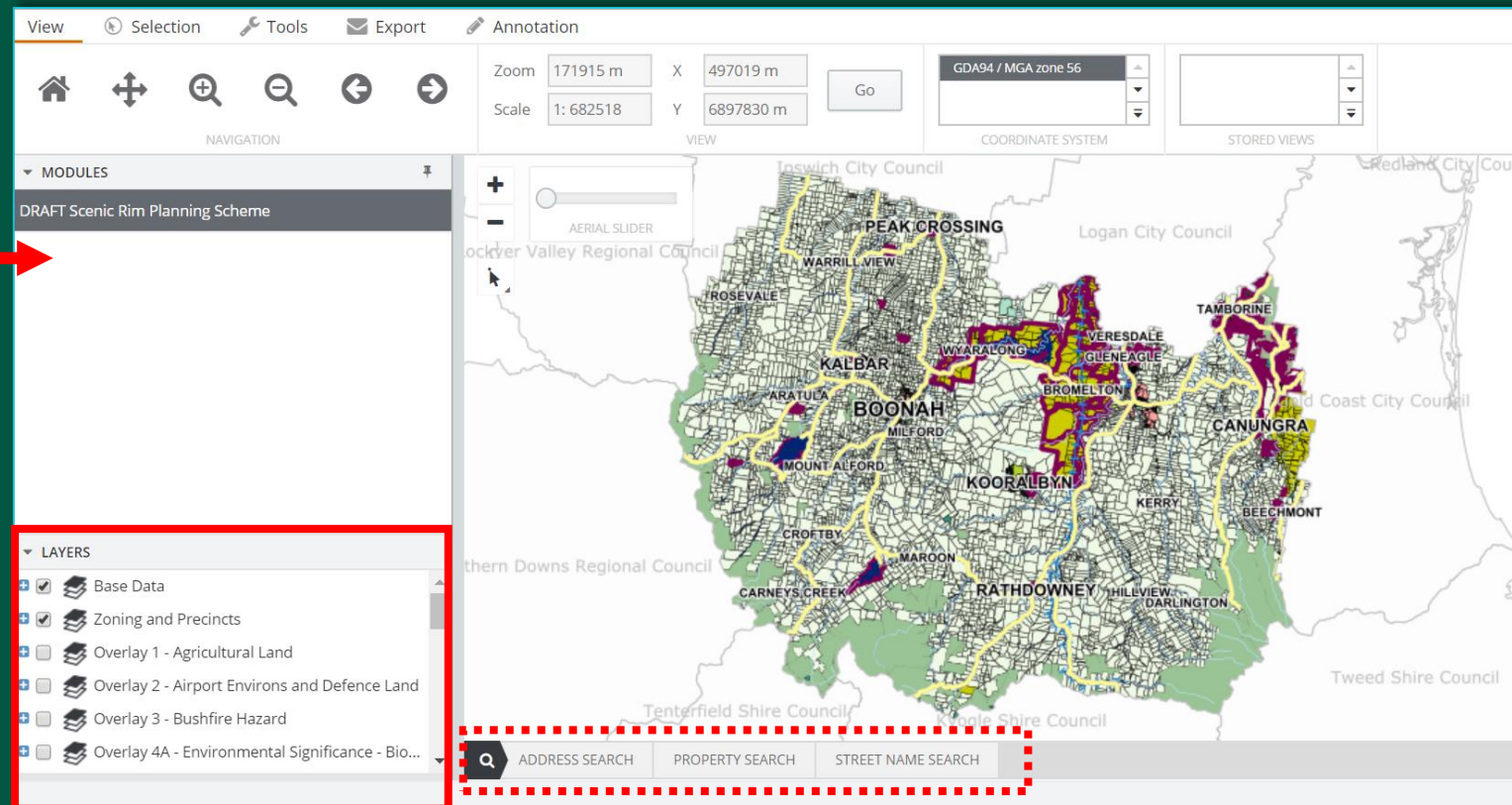
1. Know what zone your property is in and the overlays which may affect your property.

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

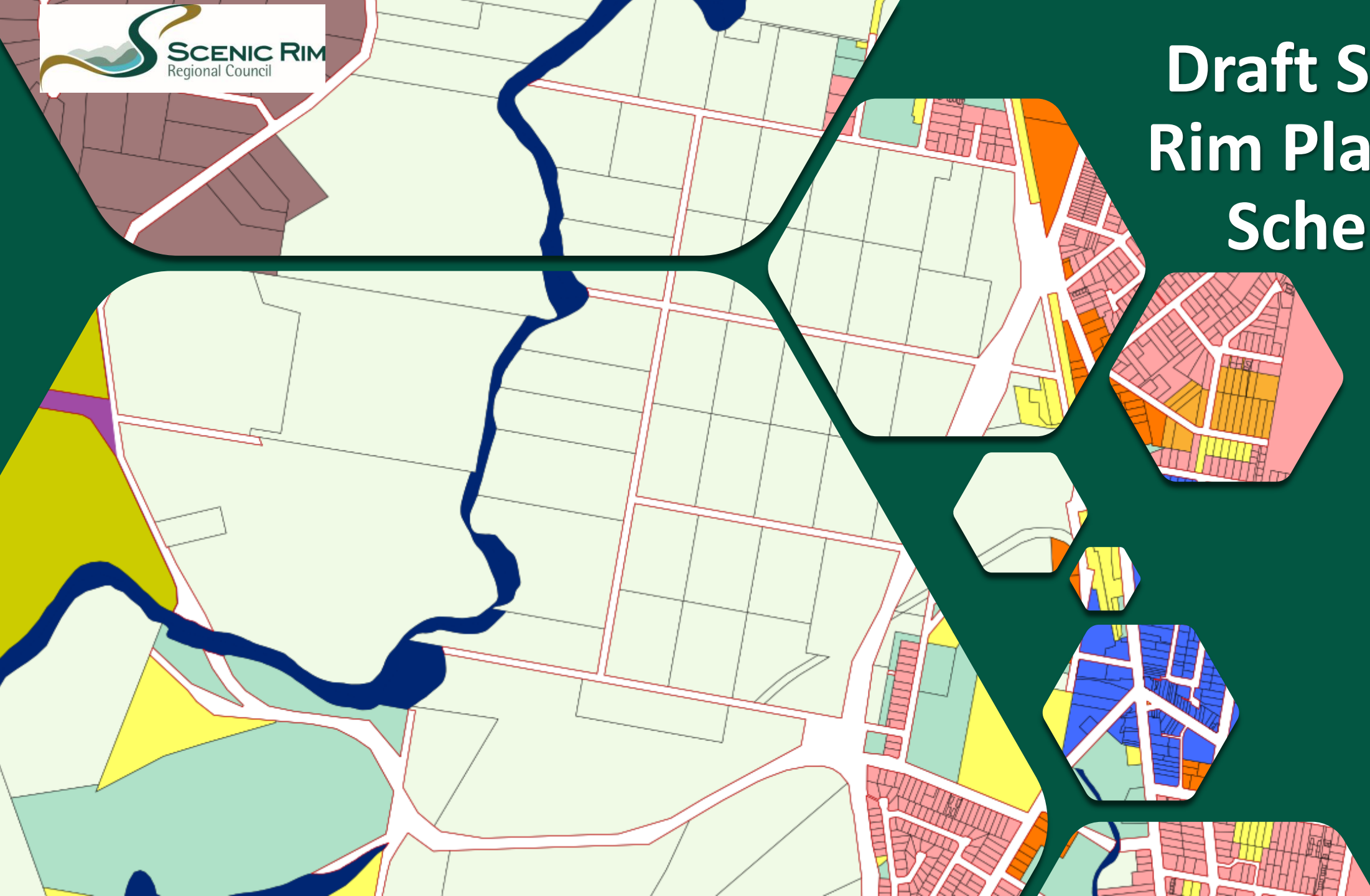
c) contact one of Council's planners by calling Council or visiting a Council office.

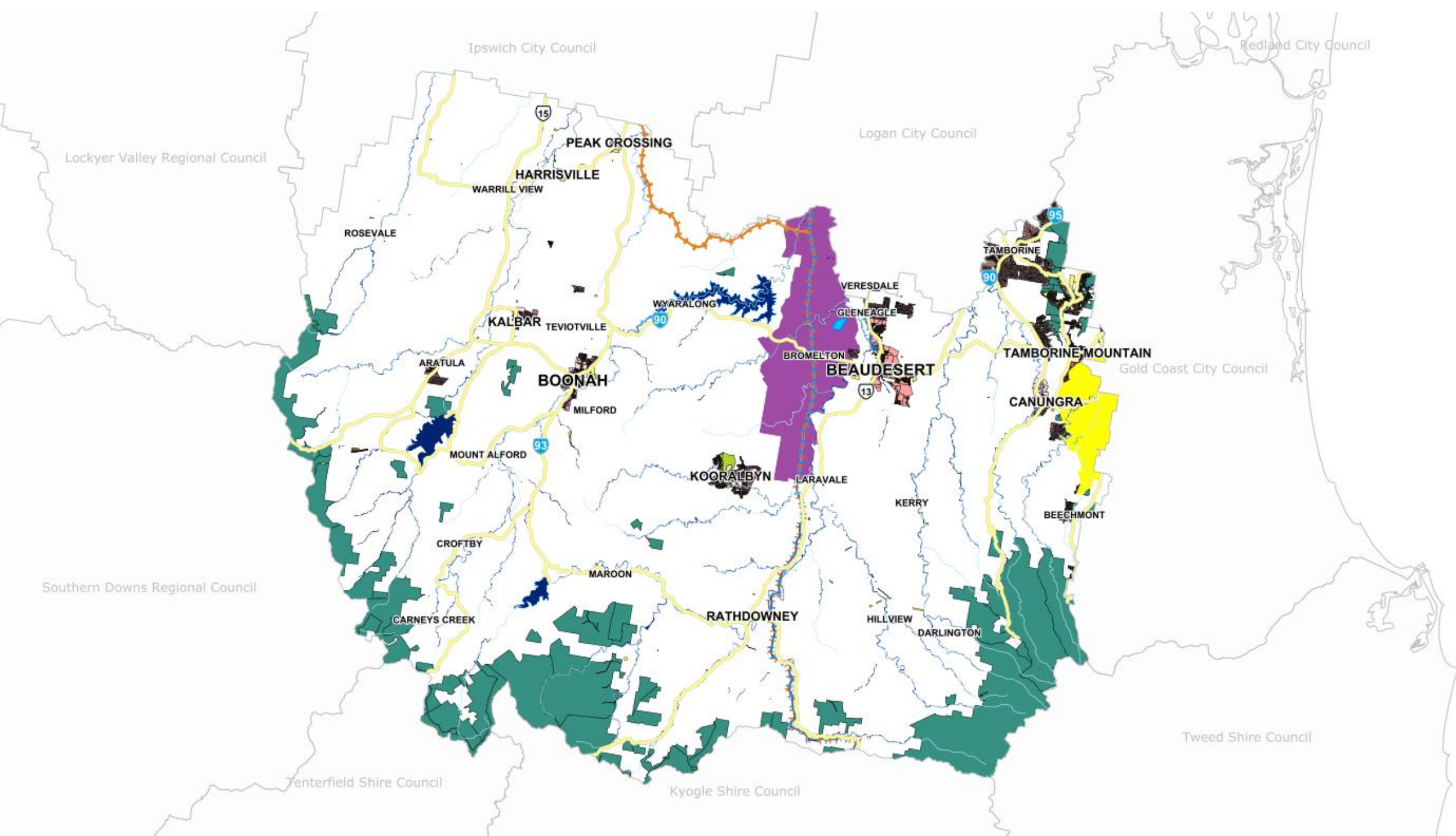
2. Understand what the zone and overlays mean for you.



<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

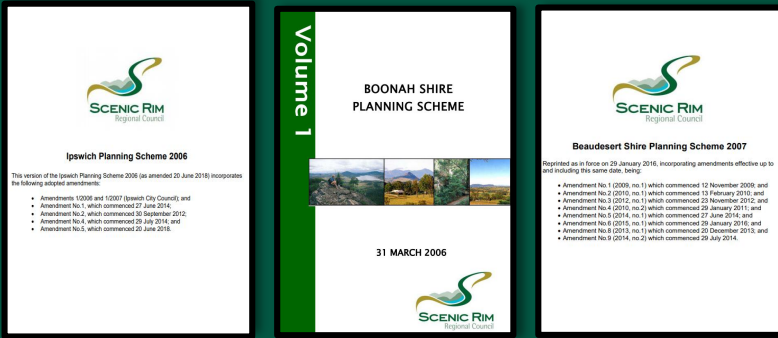
Consistent
Region-wide
approach

Easy to use

Not repetitive

Reduce red
tape

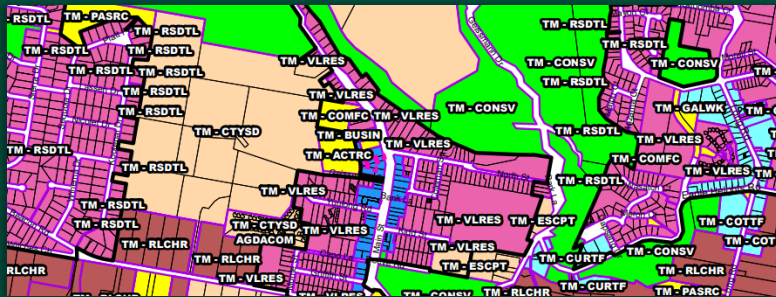
Where we have come from



3 planning schemes



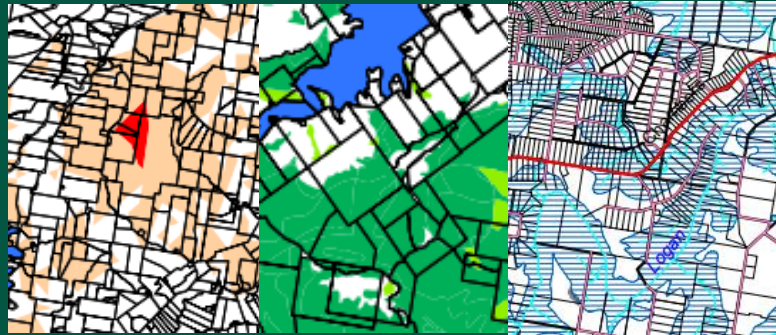
1 planning scheme



45 zones



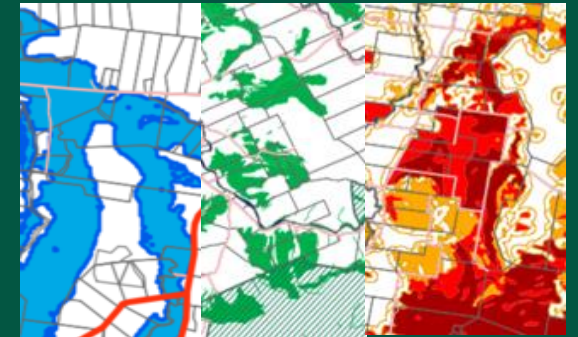
18 zones



28 Overlays



15 Overlays





Planning Act
2016

Planning
Regulation 2017

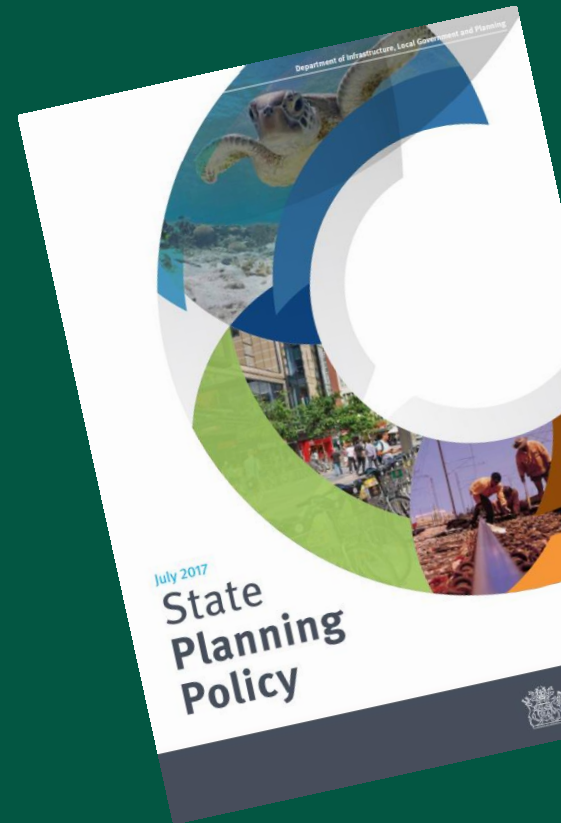
State Planning
Policy

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

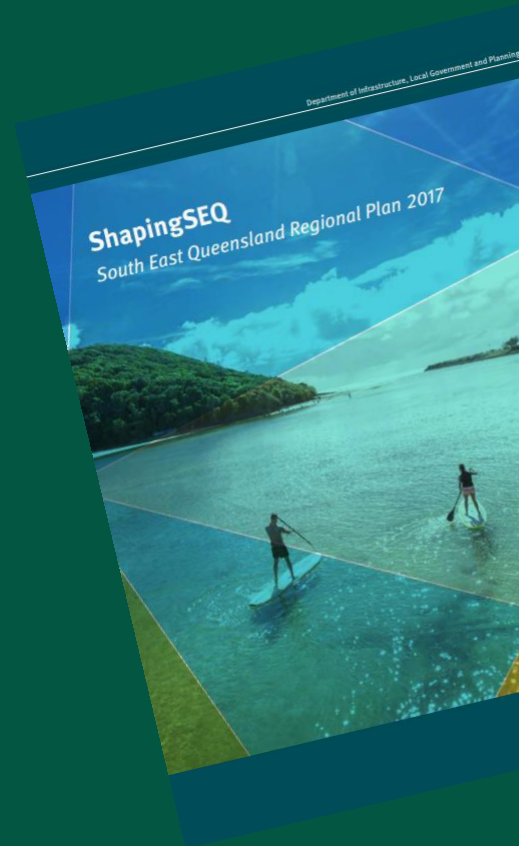
- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

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



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

Retain the lifestyles
of the diverse
urban, rural,
acreage, townships
and mountain
communities

Protect and
enhance the natural
beauty,
environment,
natural resources
and rural landscapes

Provide a range of
additional housing
options

Maintain rural
production and
protect the region's
natural assets and
rural amenity

Retain and
strengthen the
heritage character
and community
pride

Facilitate local
employment, better
services and
infrastructure and
promote 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

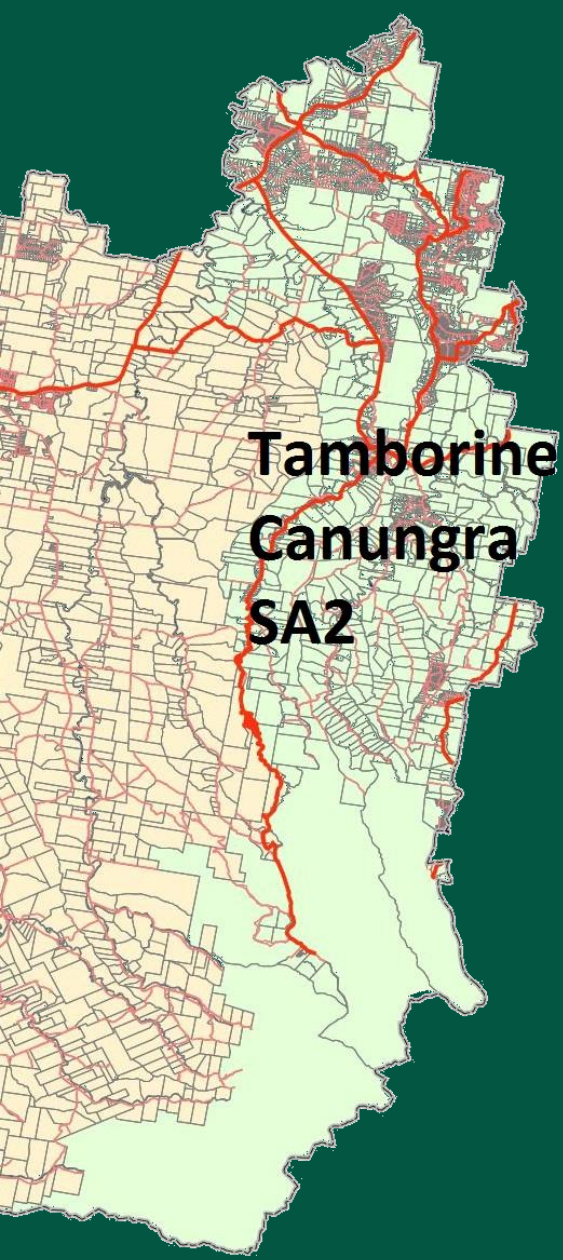
Sustainable Infrastructure

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

Snapshot of key planning scheme policy for Tamborine Mountain



Tamborine Mountain in the Future

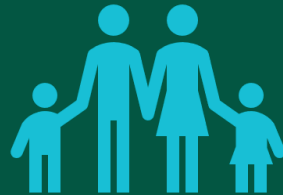


**Tamborine
Canungra
SA2**



Scenic Rim Local Government population by 2036: 63,000

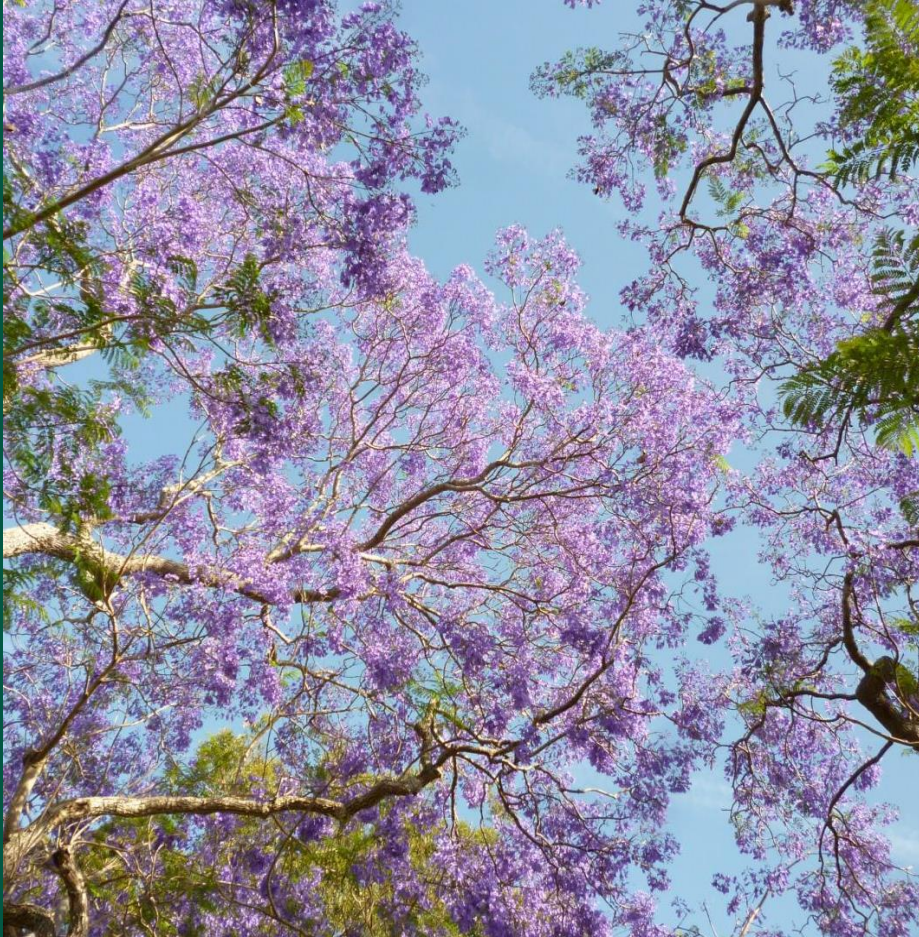
(currently approx. 41,000) (QGSO, 2015)



**Tamborine Canungra Statistical Area (SA2)
population by 2036: 15,950**

(currently approx. 14,689 (QGSO, 2015))

Tamborine Mountain – Extract of Strategic Vision

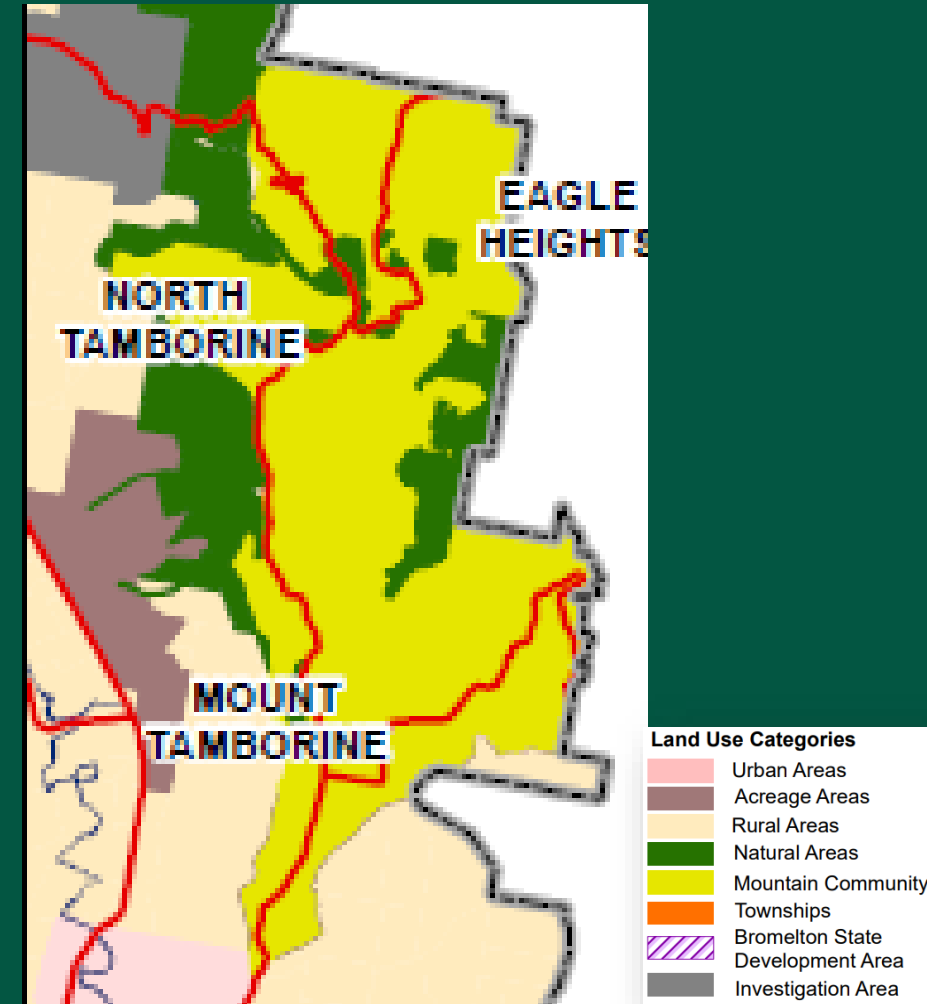


- is sustained by a **district centre and two neighbourhood centres** that provide for a wide range of local services;
- **mix of rural production, tourism and rural enterprise opportunities** of a scale and intensity consistent with the area's semi-rural and natural landscape setting and character;
- **limited additional low-density acreage lots** through the consolidation of the existing rural residential development pattern whilst conserving the landscape and natural values of the area;
- **ecological and landscape values** conserved and enhanced.

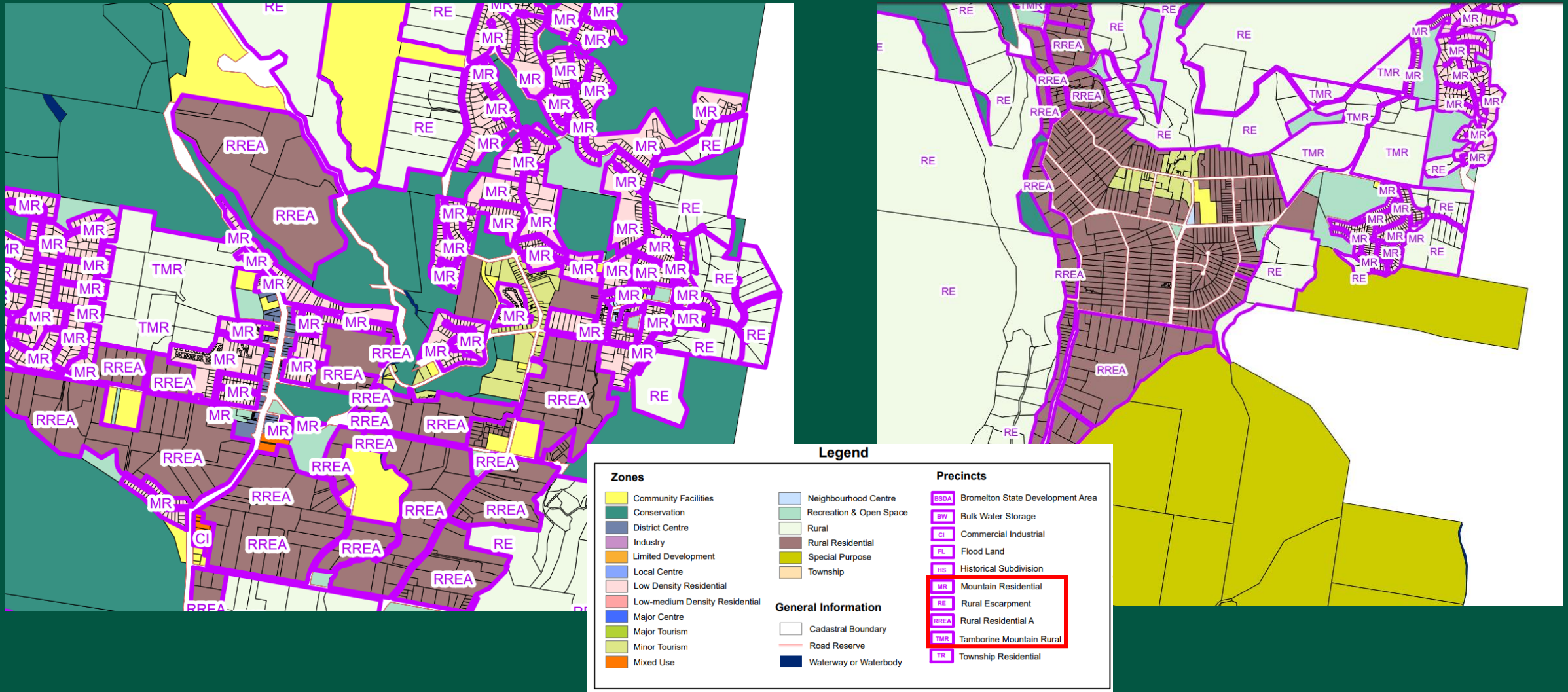
Strategic Intent Applicable to Tamborine Mountain

Tamborine Mountain has a specific strategic designation under the draft Strategic Framework, being '**Mountain Community**'.

The Strategic Framework applies to development subject to the **impact assessment process** – development that conflicts with the strategic framework may be refused.



Zones Proposed for Tamborine Mountain



Subdivision on Tamborine Mountain

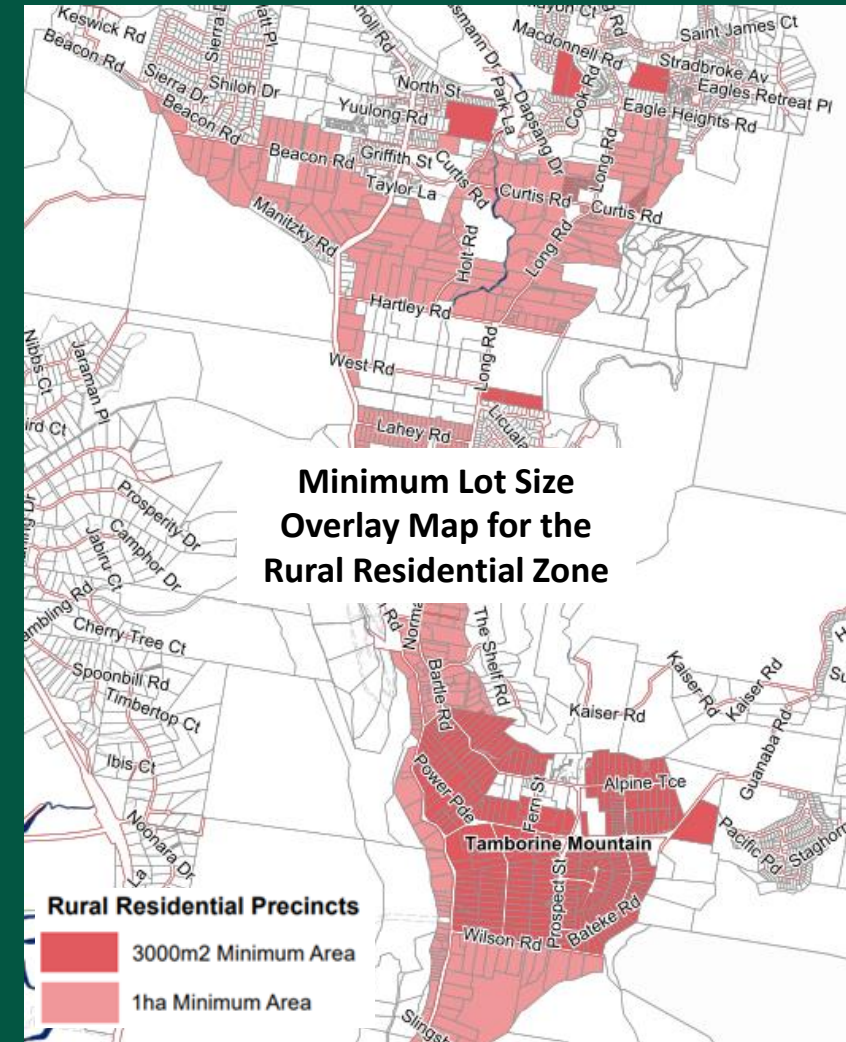
Where in the Rural Residential Zone, limited subdivision opportunities will be permitted only where consistent with the **minimum lot size and dimensions** (i.e. lot width, access width) shown on the Minimum .

Minimum Rural residential lot sizes:

- Where in the Rural Residential A Precinct: **1 hectare**
- Otherwise: **3,000m²**

No additional lots are proposed for land on Tamborine Mountain contained in the **Low Density Residential Zone**.

The minimum lot size and dimensions are upheld as policy in the Strategic Framework.



Tourism in Tamborine Mountain



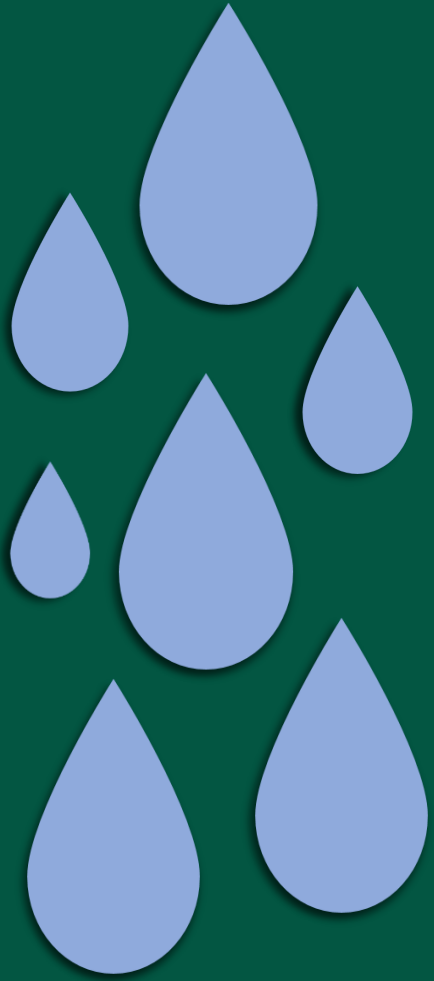
Minor Tourism Zoned areas at Tamborine Mountain facilitate the establishment and ongoing operation of small-scale tourist hubs.

A mix of rural tourism opportunities will continue to be facilitated where they are of a scale and intensity consistent with the area's existing semi-rural and natural landscape setting.

Opportunities for small-scale tourism opportunities outside of these zoned areas may be supported where:

- consistent with the existing natural environment;
- landscape setting and character of the areas; and
- located on appropriately sized properties to avoid impacts on the residential amenity and privacy of nearby properties.

Commercial groundwater extraction



Groundwater extraction for commercial purposes is **not supported in the Mountain Community.**

- The activity detracts from the **amenity** of the **sensitive residential** and **nature-based tourism** areas;
- The **volume of heavy vehicle traffic** generated by the use is **inconsistent** with the **amenity** and **character expectations** of the area.

Tamborine Mountain Escarpment

The draft planning scheme includes a Rural Escarpment Precinct in the Rural Zone, which seeks to facilitate very low intensity activities that protect the regionally significant natural landscape and environmental values of the land.

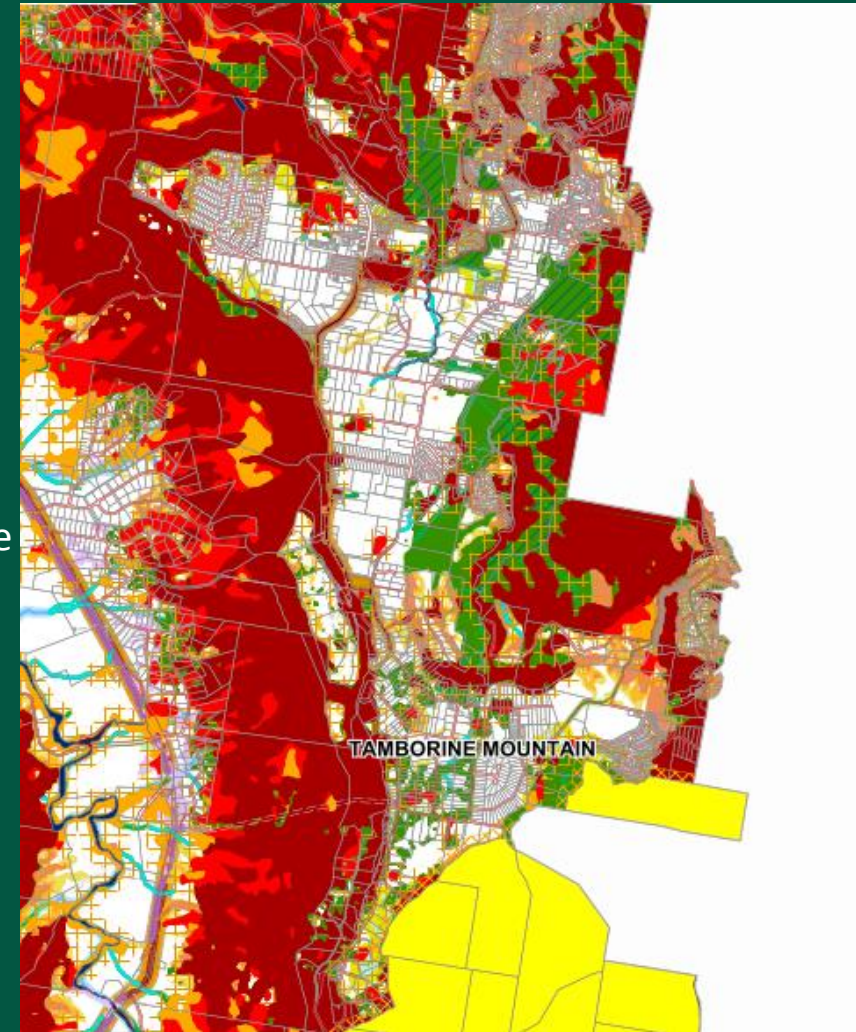
The application of this precinct on land at Tamborine Mountain has been reviewed to ensure it reflects the existing landscape characteristics and environmental values.



Overlays

The draft planning scheme has taken a **region-wide approach** to the development of the overlays in the planning scheme. The overlays reflecting constraints or opportunities that apply to Tamborine Mountain are:

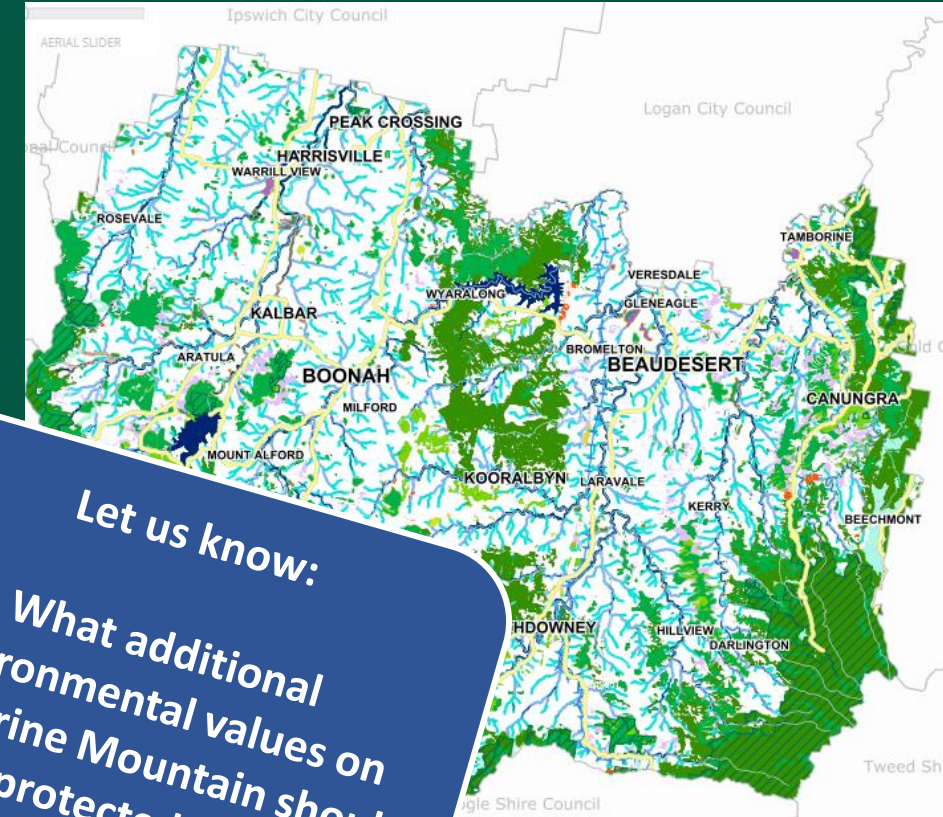
- Airport Environs and Defence Land
- Bushfire Hazard
- Environmental Significance (Matters of State Environmental Significance and Matters of Local Environmental Significance)
- Landslide Hazard and Steep Slope
- Local Heritage
- Regional Infrastructure (33kv transmission line)
- Minimum Lot Size
- Transport Noise Corridor



Applying the Draft Environmental Significance Overlay to Tamborine Mountain

The draft Environmental Significance Overlay applies a region-wide approach across the Scenic Rim in seeking to protect mapped **Matters of Environmental Significance**. The **Matters of Environmental Significance** include:

- Protected Areas;
- Regulated Vegetation;
- State Significant Species;
- High Ecological Value Waters (Watercourse and Wetland);
- High Ecological Significance Wetlands;
- Local Biodiversity;
- Koala Habitat;
- Local Watercourses (and buffer areas).

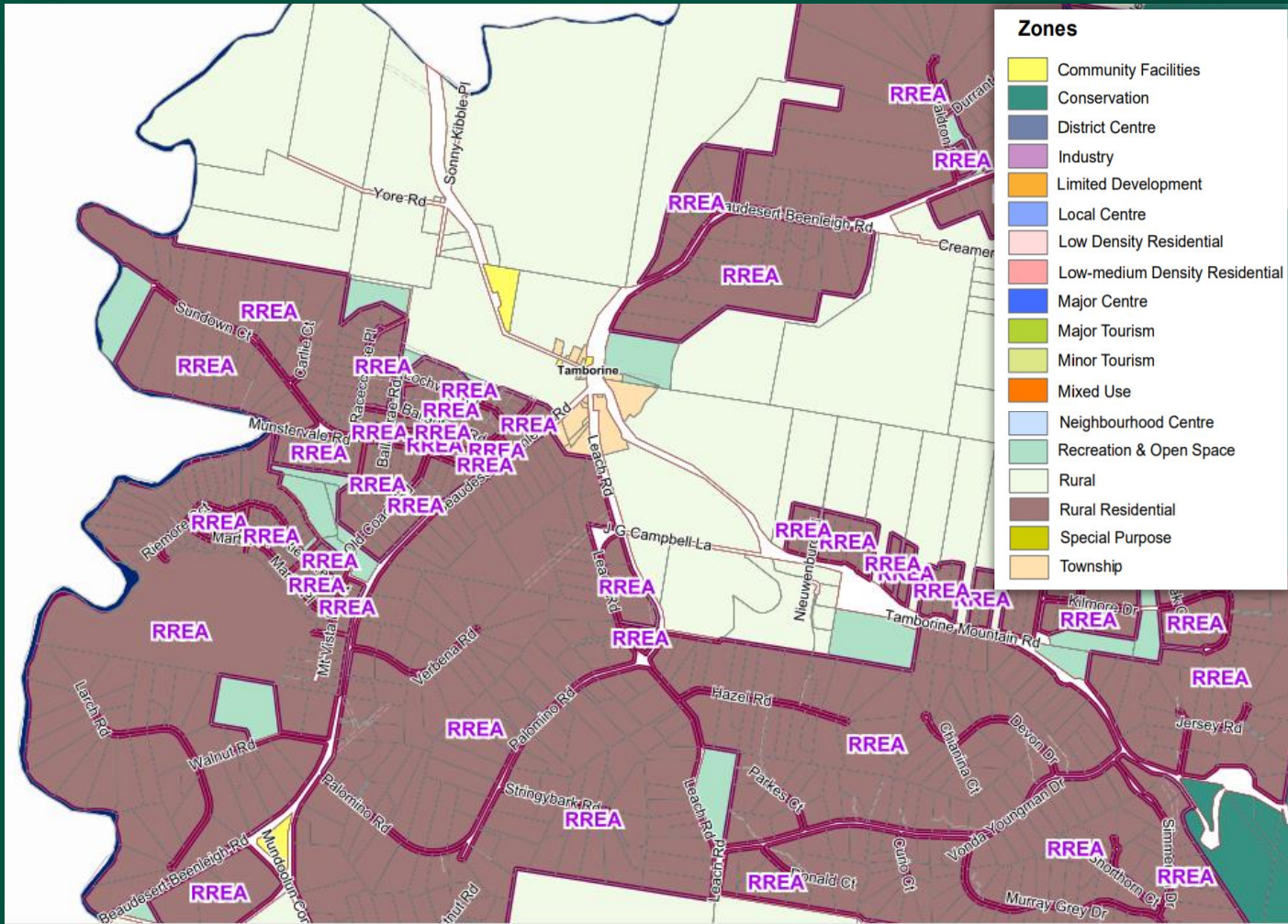


Let us know:
What additional
environmental values on
Tamborine Mountain should
be protected under
the draft Planning Scheme?

Snapshot of key planning scheme policy for Tamborine



Settlement Pattern in Tamborine



Subdivision of rural zoned land which results in lots less than **100ha** in area is not supported.

This provision is set by the State Government within the SEQ Regional Plan.

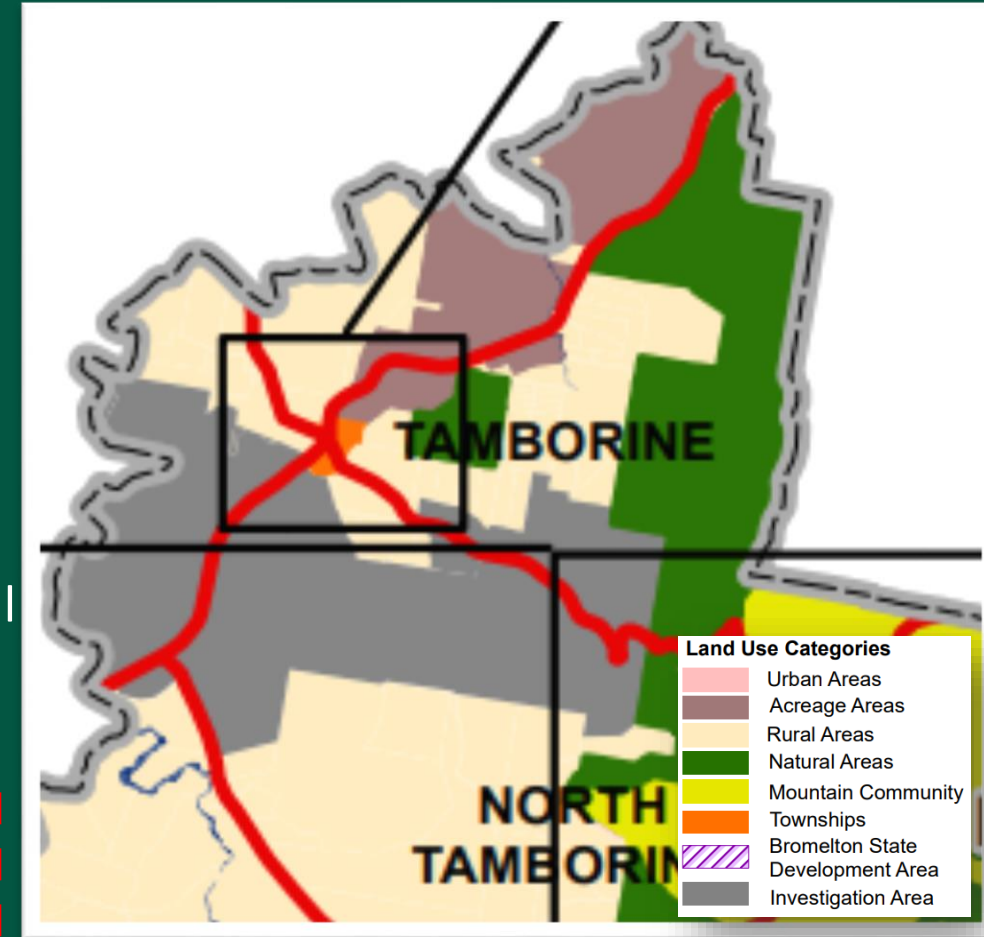
Tamborine Investigation Area

This area was identified by the State Government as a Rural Living Area in the SEQ Regional Plan (2017). It applies to part of the existing Rural Residential areas.

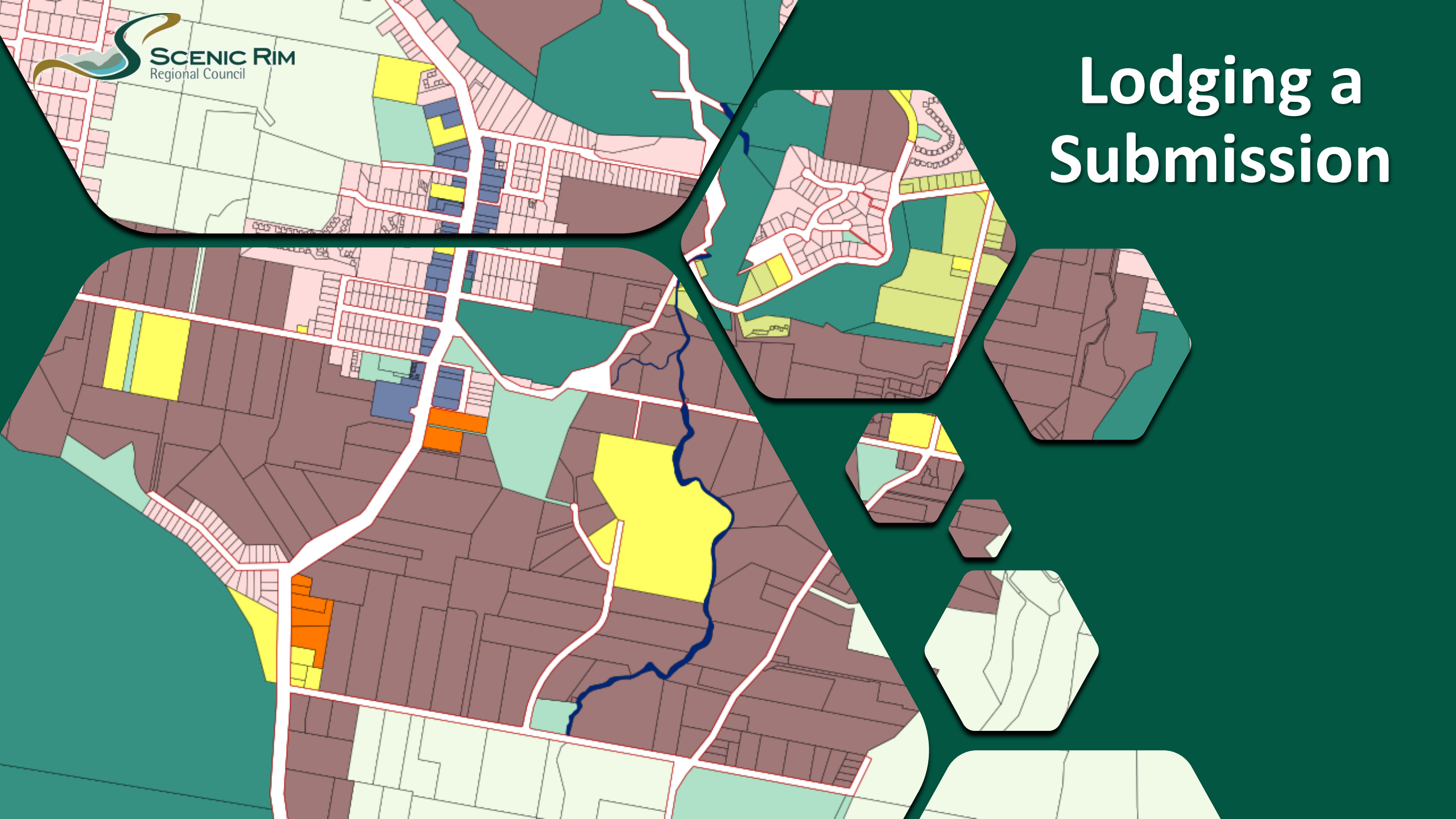
The land is highly constrained by steep land, landslide hazard, bushfire hazard, biodiversity areas and flooding.

Further investigations are required to identify if there are opportunities to achieve a more consolidated and efficient rural residential development pattern, whilst responding to environmental constraints and values.

In the interim, the creation of additional lots is **not supported** in the Tamborine Investigation Area. The level of assessment for Reconfiguring a Lot in the Investigation Area is Impact Assessment.



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



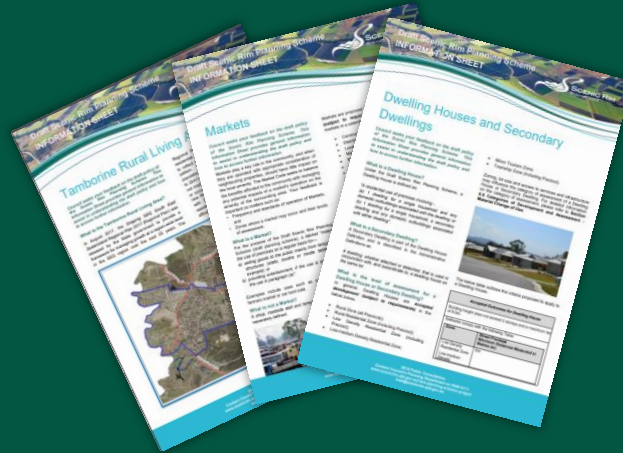
Via post - please address your letter, or completed submission form to:

*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



Thank you!

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