

Draft Scenic Rim Planning Scheme and Planning Scheme Policies

PUBLIC CONSULTATION REPORT





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EXECUTIVE SUMMARY

As part of its commitment to delivering a region-wide planning scheme, Scenic Rim Regional Council is in the final stages of preparing the Draft Scenic Rim Planning Scheme and Planning Scheme Policies (draft planning scheme). The draft planning scheme will replace the three planning schemes that currently have effect in the Local Government Area, being:

- *Beautesert Shire Planning Scheme 2007*
- *Boonah Shire Planning Scheme 2006*
- *Ipswich Planning Scheme 2006*

The State interest review was completed in July 2018 and, following minor changes in response to state requirements, Council endorsed the draft planning scheme for public consultation in August 2018. The first round of public consultation of the draft planning scheme was undertaken between 26 September 2018 and 14 December 2018 (11 weeks) and submissions were accepted until early 2019.

The consultation methods and activities facilitated genuine opportunities to contribute to the draft planning scheme as part of an open and transparent consultation process. A wide range of community engagement strategies were employed, including advertising in print and social media, and displays at Council administration centres and libraries. Talk to a Planner and community information sessions were also conducted at a range of strategic locations during and after office hours and on weekends to enable as many people as possible to have their say.

The community response to the draft planning scheme was significant with 559 submissions received and considered. Each submission was assessed and considered based on its planning merits and a recommendation was made regarding any changes that were required to the draft planning scheme. The key points of each submission and response can be viewed within the table of **Appendix 1 – Draft Scenic Rim Planning Scheme and Planning Scheme Policies Response to Submissions**.

A number of changes have been made to the draft planning scheme, including changes that are significantly different to the public consultation documents. Further public consultation is therefore required under the *Planning Act 2016*¹. Details of the proposed changes are included in **Appendix 2 – Changes to the Draft Scenic Rim Planning Scheme in response to Public Consultation**.

The second public consultation will be shorter than the first round, with the aim of informing the community of the key changes made in response to submissions. As the draft planning scheme is in its final stages of preparation and significant consultation has already been undertaken, it is unlikely that any significant changes will result from the second consultation. However, any significant changes with merit may be considered as part of other planning processes.

Notwithstanding, it is important that Council communicates the key changes made with the community and reiterates the process of finalising the planning scheme during this second consultation period. At the conclusion of the second consultation, Council will review and respond to all submissions and submit the draft planning scheme to the Minister for State Development, Manufacturing, Infrastructure and Planning for approval.

¹ In accordance with the Minister's Guidelines and Rules under the *Planning Act 2016* and the Notice about the process for making a planning scheme under section 18(3) of the Act, changes to a draft planning scheme or planning scheme policies that are significantly different to the version that was publicly consulted, must proceed with further public consultation.

1. PURPOSE

Scenic Rim Regional Council has prepared this Public Consultation Report to:

1. Summarise the activities and outcomes of the public consultation of the draft planning scheme undertaken in 2018;
2. Outline the matters raised in all submissions for the draft planning scheme and the responses adopted by Scenic Rim Regional Council after due consideration; and
3. Provide information about the proposed changes to the draft planning scheme for the second round of public consultation undertaken in 2019.

This report will form part of the submission to the Minister for State Development, Manufacturing, Infrastructure and Planning to seek approval to adopt the draft planning scheme and Planning Scheme Policies.



2. CONSULTATION ACTIVITIES

At its Ordinary Meeting on 29 August 2018, Council resolved to undertake public consultation of the draft planning scheme. The consultation period ran for an extended period of 57 business days between 26 September and 14 December 2018. This consultation period was in excess of the statutory requirement of 40 business days set out in the *Planning Act 2016*.

The notification period involved significant community engagement via a number of different mediums, including:

- Consultation brochure posted to all ratepayers;
- Website information (including a public notice, planning scheme documents, interactive mapping tool and information sheets);
- Phone enquiries;
- Customer Service Centre displays and enquiries;
- Email enquiries;
- The opportunity to have meetings with land use planners;
- Public information sessions;
- Personalised letters to Indigenous stakeholders;
- Talk to a Planner sessions; and
- Local newspaper notices.

These activities are further detailed below:

1. Consultation brochure

A brochure outlining the purpose of the consultation and proposed activities was distributed to all ratepayers in personally addressed envelopes in September 2018.

More than 16,000 brochures were distributed. The back of the brochure provided a submission form that could be posted to Council. Many submitters chose to provide feedback by completing and returning this form.

2. Website information

The consultation material provided on Council's website was the most popular method for engaging with the draft planning scheme and the website also provided the opportunity to lodge a properly made submission online using the Have Your Say portal.

The online interactive mapping tool was used extensively for enquiries. The mapping tool showed the proposed zones, precincts and overlays that applied to land under the draft planning scheme and users could make an enquiry about a parcel of land by searching a street address or lot and plan description.

Council's web page for the draft planning scheme received more than 5700 hits and page views during the consultation period. The most visited page was the draft planning scheme documents, where the table of contents had 2159 views. The next most visited page during the campaign was the Information Sheets with 1799 views. Across Council's entire website, there were 160,277 page views in total, with the Planning tab receiving the most interest during the consultation period.

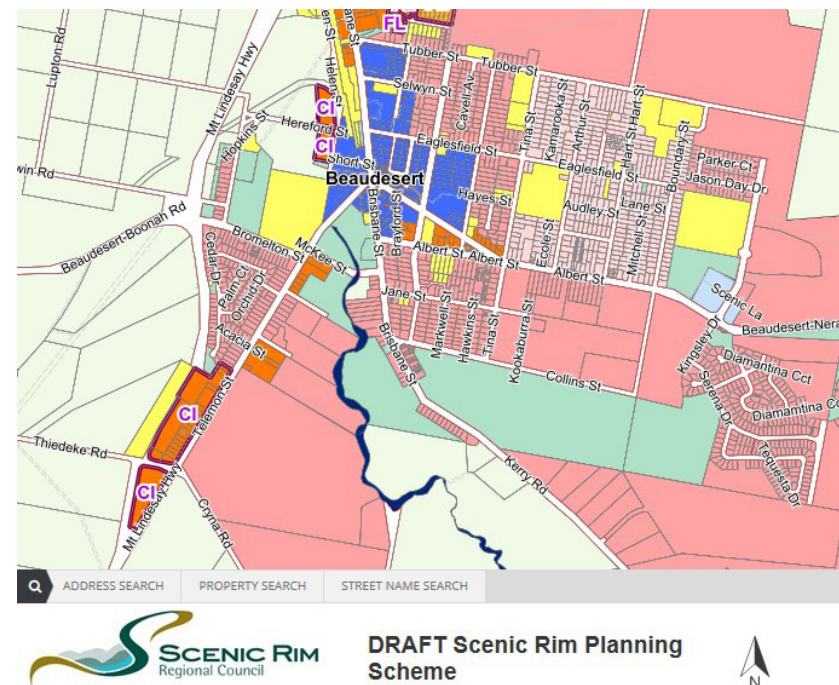


Figure 1: Snapshot of the interactive mapping tool.
Web hits on Interactive Mapping peaked at 37 per day during consultation.

2. CONSULTATION ACTIVITIES CONTINUED

3. Phone enquiries

Approximately 180 telephone enquiries were handled during the consultation period. The majority of phone enquiries related to the proposed zoning or subdivision potential of land under the draft planning scheme.

4. Customer Service Centre displays and enquiries

Hard copy displays of the draft planning scheme and information sheets were provided at Council's customer service centres and libraries during the consultation period.

5. Meetings with Land Use Planners

The opportunity to meet with land use planners at the Beaudesert Customer Service Centre during business hours was also provided. Some 58 people attended to have confidential discussions about the draft planning scheme using this method of consultation.

6. Email enquiries

In total 152 email enquiries about the draft planning scheme were received and responded to during the consultation period.

7. Consultation with Indigenous Stakeholders

At the commencement of the public consultation period, Council wrote personally addressed letters to its register of Indigenous stakeholders and liaised with Native Title Services South to identify and consult with any further stakeholder groups for the region. Stakeholders were invited to participate in the community consultation events for the draft planning scheme and were also provided a copy of the consultation brochure. One person who was sent a letter attended a Talk to a Planner event at Beaudesert and provided feedback.

8. Community Information Sessions

Council hosted community information sessions at key locations across the region to help the community learn more about the draft planning scheme. The information sessions involved the delivery of a presentation that aimed to:

- 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; and
- Provide information about how to make a submission during the consultation period.

The sessions were also tailored based on the interests of the location to provide a local perspective.

A total of 61 people attended these events and the presentation slides were made available electronically for download from Council's website. Details of the times and locations are shown below:

Date and Time	Location	Attendees
Thursday 25 Oct 2018 6pm, 7.30pm	Beaudesert The Centre	14
Monday 5 Nov 2018 6pm, 7.30pm	Boonah Cultural Centre	4
Wednesday 7 Nov 2018 6pm, 7.30pm	Canungra School of Arts Hall	9
Tuesday 13 Nov 2018 1pm, 3.30pm, 6pm	Tamborine Mountain Vonda Youngman Community Centre	34 (across 3 sessions)

2. CONSULTATION ACTIVITIES CONTINUED

9. Talk to a Planner events

Talk to a Planner events provided the opportunity for one-on-one discussions with Council's land use planners to discuss any queries about the draft planning scheme. Talk to a Planner sessions were popular with the community as they enabled confidential discussions with individuals about the way the draft planning scheme affected land use and how to use the interactive mapping and website documents. Details of these sessions are provided in the table as shown.

Dates and Times	Location	Attendees	Types of Queries
Thursday 18 Oct 2018 5pm - 8pm	Peak Crossing Hall (one session)	9	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
Saturday 20 Oct 2018 9am - 12pm	Tamborine Mountain Library (one session)	15	<ul style="list-style-type: none"> • Tamborine Investigation Area • Concerns about environmental protection • Commercial and Tourism development, B&B
Thursday 25 Oct 2018 4pm - 6pm	Beaudesert - The Centre (two sessions - before and after presentation)	9	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
Saturday 27 Oct 2018 9am-12pm	Beechmont - Old School Site - Activity Room (one session)	9	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
Thursday 1 Nov 2018 4pm - 7pm	Beaudesert - The Centre (one session) and after presentation)	13	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
Monday 5 Nov 2018 4pm - 6pm	Boonah Cultural Centre (two sessions - before and after presentation) Kooralbyn Valley Kitchen Café	9	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
Wednesday 7 Nov 2018 4pm - 6pm	Canungra - School of Arts Hall (two sessions - before and after presentation) (one session)	18	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
Tuesday 13 Nov 2018 11am - 7.30pm	Tamborine Mountain - Vonda Youngman Community Centre (four sessions)	3, 14, 11, 6	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
Saturday 17 Nov 2018 9am - 12pm	Kooralbyn Valley Kitchen Café (one session)	10	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
Saturday 24 Nov 2018 9am - 12pm	Boonah Library (one session)	6	<ul style="list-style-type: none"> • Subdivision • Equestrian activities / Tourist cabins • Rural land uses
TOTAL		132	

2. CONSULTATION ACTIVITIES CONTINUED

10. Social Media

Regular updates about the consultation of the draft planning scheme and consultation events were posted on Council's Facebook and Twitter pages and shared with community groups throughout the consultation period.

11. Newspapers

As well as the required public notice in locally circulating newspapers advertising the public consultation of the draft planning scheme at the commencement of the consultation period, a public notice with information about the consultation activities was crafted for each weekly, fortnightly and monthly editions of all the local newspapers for the Scenic Rim Region, in accordance with the schedule as shown.

This information was also included in Council's ongoing advertisement in the following publications from 26 Sep 2018 until 12 Dec 2018:

- Beaudesert Times
- Canungra Times
- Fassifern Guardian
- Scenic News (formerly Tamborine Mountain News)
- Gold Coast Hinterlander, and
- Tamborine Times

Local Councillors also included information about the consultation of the draft planning scheme in their regular Councillor's Comment columns in local newspapers.

Publication	Publishing Schedule	Dates Published
The Gold Coast Hinterlander	1st of each Month	October, November and December 2018
Canungra Times	1st of each Month	October, November and December 2018
Scenic Leader	Monthly with Queensland Times online daily	October, November and December 2018
Scenic News (formerly Tamborine Mountain News)	Tuesday Fortnightly	Fortnightly from Tue 9/10/18 through to Tue 4/12/18
Tamborine Times	Thursday weekly	Thursday 27/9/18 through to 22/11/18
Fassifern Guardian	Thursday weekly	Thurs 27/9/18 - through to Thurs 29/11/18
Beaudesert Times	Wednesday weekly	Wednesday 26/9/18 through to 29/11/18
Jimboomba Times	Wednesday weekly	Wednesday 26/9/18 through to 29/11/18
Whole of Council Advertisement to all local papers	Wednesday and Thursday fortnightly	Fortnightly from Wed 26/9/18 through to Wednesday 5/12/18

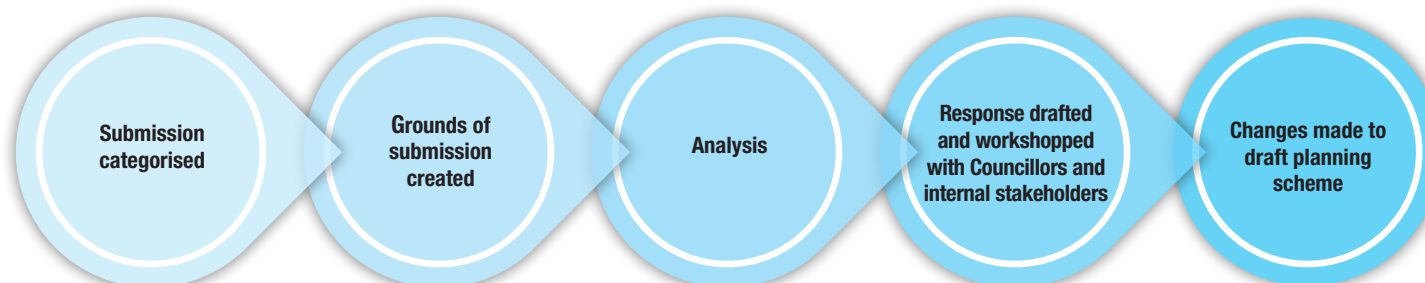
3. SUBMISSION REVIEW PROCESS

At the conclusion of the public notification period, 559 submissions were received by Council and a database was developed to register and categorise all submissions to ensure that all matters raised were properly captured and considered. The categories allowed the submissions to be analysed based on issues, which ensured that each issue was dealt with in a coordinated manner, rather than being dealt with in isolation.

Once preliminary responses had been prepared for all submissions, several workshops with Councillors and discussions with internal stakeholders were held to establish the preferred response to submissions and any proposed changes in policy to be reflected in the draft planning scheme. Once all preferred policy changes in response to submissions had been confirmed, changes to the draft planning scheme were made and checked against the need to make any consequential changes for consistency whilst ensuring state interests continued to be reflected.

Appendix 1 provides a table that records a submission number, a summary of the key planning matters raised in each submission and a response and recommendation made to address the submission. Whether the change affects a state interest (e.g. State Planning Policy) or would be considered 'significantly different' is also identified.

Process for reviewing submissions on the draft planning scheme



4. KEY MATTERS RAISED DURING CONSULTATION AND PROPOSED CHANGES

A number of changes have been made to the draft planning scheme. Most changes are made directly in response to matters raised in submissions, however, other changes are also proposed to:

- Amend drafting errors; and
- Address new or changed planning circumstances or information.

The key matters raised in the submissions and the key changes to the draft planning scheme are summarised below.

PLANNING SCHEME MAPPING

A number of zone changes are proposed in response to submissions to better reflect intended development on the land. The Agricultural Land Overlay (Class A and B) has also been updated to reflect updated data sets in State Government mapping and the Environmental Significance Overlay also incorporates updated Essential Habitat overlay mapping which is a Matter of State Environmental Significance.

SUBDIVISION OF LAND IN THE RURAL ZONE

A number of submissions sought a review of the rural subdivision policy within the draft planning scheme. Requests included either the creation of additional lots in the Rural Zone, or re-zoning of rural land into a zone that is more suited to rural residential development. The intent of the Rural Zone (in part) is to minimise the loss and fragmentation of rural land to enable its use for rural purposes and to facilitate agricultural production in accordance with the requirements of the State Planning Policy.

The South East Queensland Regional Plan 2017 (Shaping SEQ) also seeks to protect the values of rural lands (i.e. land in the Regional Landscape and Rural Production Areas) and prevent its further fragmentation. The regulatory provisions that support this policy seek in general to prohibit the creation of new lots under 100 ha (except where in a rural precinct). Accordingly, there is no scope in the draft planning scheme to enable the creation of smaller lots, in particular the creation of rural residential type lots or family subdivisions.

Whilst the Rural Zone provides for a range of non-rural activities to support agricultural production in the region and also rural living opportunities, the inclusion of rural land in an urban zoning outside of a designated urban area cannot be justified under the SEQ Regional Plan 2017 as more than sufficient urban land is available in the region's urban areas (i.e. urban footprints) to accommodate projected growth in the region until the next formal review of the planning scheme. 'Spot' urban zonings also have the potential to create out-of-sequence and ad hoc development outcomes, which are similarly not supported in rural areas.

RURAL RESIDENTIAL SUBDIVISION

An increase in the minimum lot size from 3,000m² to 4,000 m² for the Rural Residential Zone (where no precinct applies) is proposed as a change from the initial draft planning scheme. The intent of the change is to maintain the established character of rural residential areas and ensure sufficient land is available for on-site waste water disposal. Community submissions highlighted that in some locations, a 3,000m² lot size will

enable the re-subdivision of rural residential land in established areas and lead to development outcomes that are potentially inconsistent with the established character and development pattern of these areas.

URBAN RESIDENTIAL DEVELOPMENT

Following community consultation, the draft planning scheme is unchanged in proposing a larger urban lot size than that typically expected in urban residential developments in South East Queensland. An average lot size of 700m² is proposed to achieve a residential development pattern that complements the area's regional setting and the rural town origins and character of many of its localities.

Changes that are proposed to the urban residential policy apply to Dual occupancy housing development in the Low-medium Density Residential Zone and to the Low Density Residential Zone. The changes seek to ensure that this housing type does not become over-represented, with a mix of housing types in a development being achieved. For example, in the Low Density Residential Zone, accepted development for a Dual occupancy is subject to the requirement that it is on a corner lot. If it is not on a corner lot, the proposed Dual occupancy triggers a Code Assessable Development Application, with the requirement that it must be on a lot of at least 1200m², rather than the 700m² proposed in the earlier draft planning scheme.

4. KEY MATTERS RAISED DURING CONSULTATION AND PROPOSED CHANGES CONTINUED

VEGETATION MANAGEMENT AREA

Concerns were raised by members of the Tamborine and Tamborine Mountain communities that there was insufficient protection of native vegetation in the draft planning scheme. In the absence of further detailed region-wide biodiversity policy, the retention of the Vegetation Management Area policy from the existing *Beautesert Shire Planning Scheme 2007* is proposed to be carried forward into the draft planning scheme as an interim solution. The purpose of the Vegetation Management Area is to protect significant trees, maintain and enhance a predominantly forested character and contribute towards the maintenance of biodiversity (subject to exemptions). The Vegetation Management Area covers all of Tamborine Mountain, including the eastern and western escarpments and the southern part of Tamborine, extending west to the Albert River and east to adjoin Tamborine Mountain. The Vegetation Management Area is proposed as a new Overlay Map in the draft planning scheme 'OM-04-F Environmental Significance Overlay – Vegetation Management Area'.

TAMBORINE MOUNTAIN SUBDIVISION AND DUAL OCCUPANCY POLICY REVIEW

The public consultation process raised a number of issues about the policy for residential subdivision and dual occupancy development applying to Tamborine Mountain. These included concerns about the protection of existing character; infrastructure capacity; environmental and landscape amenity concerns; and concerns about a long-term plan for additional growth on Tamborine Mountain.

It is now proposed that further examination of these issues be undertaken before any change to the policy for subdivision on Tamborine Mountain be made. The amended version of the draft planning scheme rules out new residential subdivision on Tamborine Mountain in the interim. Dual Occupancy development is also proposed to be limited. Secondary dwellings (limited to 60m²) are instead encouraged as the preferred mechanism to providing further housing variety to meet the changing needs of the community.

TAMBORINE INVESTIGATION AREA AND THE NEED FOR A PASSIVE RECREATION PRECINCT

A total of 290 submissions were received from residents and property owners in the Tamborine area and neighbouring suburbs. Several matters were raised, mainly though pro-forma style submissions and the following matters have resulted in significant proposed changes to the draft planning scheme:

Tamborine Investigation Area - The policy of the draft planning scheme requires that an investigation of the Tamborine Rural Living Area be undertaken prior to considering any potential rural residential re-subdivision. Minor amendments are proposed for clarity and transparency to the wording of the Tamborine Investigation Area in Section 3.4.1. These include outlining additional matters to be considered in the investigation, and highlighting the importance of community engagement in the process. The draft planning scheme provides further clarity regarding the intent of the investigation area and the role of further community consultation.

New Passive Recreation Precinct - Many submissions raised concerns about the proposed zoning of Swan Park at Tamborine within the Recreation and Open Space Zone, suggesting that the zone allows for inappropriate development and potential impact on environmental and cultural values. A new Passive Recreation Precinct within the Recreation and Open Space Zone is therefore proposed. The intent of the precinct is similar to that currently provided in the *Beautesert Shire Planning Scheme 2007*, which provides for low-impact informal or non-organised forms of recreational activity which are carried out in an ecologically sustainable manner.

TOURISM AND COMMERCIAL DEVELOPMENT

Under the draft planning scheme, tourism is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing. Feedback from the public consultation in late 2018 has highlighted a need for additional supporting policy within the Growing Economy part of the Strategic Framework that supports appropriate growth in the region's tourism.

5. PROPOSED SECOND ROUND OF COMMUNITY CONSULTATION

A number of other changes are proposed to clarify policy matters to ensure the intended outcomes for development are accurately described in the planning scheme. Details of all proposed changes are included in **Appendix 2: Amendments in response to public consultation.**

In accordance with the Minister's Guidelines and Rules under the *Planning Act 2016* and the Notice about the process for making a planning scheme under section 18(3) of the Act, changes to the draft planning scheme that are significantly different to the version that was publicly consulted, must proceed with further public consultation. Consequently, Council will be undertaking a second round of public consultation on the draft planning scheme to inform the community, submitters and land owners affected by the proposed changes and provide the opportunity to make a submission on those changes.

Consultation is proposed to run for a period of 24 business days from Wednesday 28 August 2019 to Monday 30 September 2019. This is much shorter than the initial consultation period as the focus of the consultation is limited to the changes that were made to the draft since 2018, given the planning scheme is in its final stages of preparation and Council has already undertaken significant consultation with the community. An Information Sheet will be provided with all responses to submissions and on Council's website to provide details about the purpose of the second consultation and how to make a submission.

A copy of the draft planning scheme incorporating proposed changes is also available on Council's website.



6. NEXT STEPS

Following the second public consultation of the draft planning scheme, Council will review all submissions and prepare the draft planning scheme for submission to the Minister for final review and approval to adopt. The process for the finalisation of the draft planning scheme is illustrated below:



7. CONCLUSION

The consultation methods and activities facilitated genuine opportunities to contribute to the draft planning scheme as part of an open and transparent consultation process. A wide range of community engagement strategies were used to enable as many people as possible to have their say. The review of submissions has resulted in a number of changes to the policy of the draft planning scheme and a second round of public consultation is required to inform the public of these significant changes and Council's intention to request the adoption of the planning scheme on this policy.

APPENDICES

Appendix 1 – Analysis and response to submissions (attached separately)

Appendix 2 – Amendments in response to public consultation (attached separately)