Draft Scenic Rim Planning Scheme and Planning Scheme Policies Consultation Report

Appendix 4: Amendments in response to second public consultation 2019

www.scenicrim.qld.gov.au

Summary of Changes

No.	Planning Scheme Reference	Description of Change	Reason for Change/ Submission Reference No.
Part 1 About the Planning Scheme			
No changes proposed.			
Part 2 State Planning Provisions			
No changes proposed.			
Part 3 Strategic Framework			
1	Strategic Framework, 3.5.1 Strategic Intent, *Tourism and Recreation*	In the Strategic Framework 3.5.1 Strategic Intent under the heading *Tourism and Recreation* include the following addition at the 5th paragraph: *The expansion of existing tourist uses in the Minor Tourism Zone to encourage the ongoing viability of these important regional assets is supported where it is demonstrated that the potential impacts can be avoided or appropriately mitigated.*	To include additional policy in the Strategic Framework to support the growth and ongoing viability of existing tourism operations in the Minor Tourism Zone to respond to changing trends where it is demonstrated that impacts on neighbouring premises and amenity are avoided or mitigated (SUB19003).
2	Strategic Framework, 3.5.2 Strategic Outcomes, *Tourism and Recreation*	In Section 3.5.2 Strategic Outcomes, Tourism and Recreation of the Strategic Framework include the following additional wording: *(8) The Minor Tourism Zone…* *(i) allows for the expansion of existing tourist uses which support the ongoing viability of these important regional assets where potential impacts are avoided or appropriately mitigated.*	To include additional policy in the Strategic Framework to support the growth and ongoing viability of existing tourism operations in the Minor Tourism Zone to respond to

No.	Planning Scheme Reference	Description of Change	Reason for Change/ Submission Reference No.
			changing trends where it is demonstrated that impacts on neighbouring premises and amenity are avoided or mitigated (SUB19003).
3	Strategic Framework, 3.5.1 Strategic Intent, *Tourism and Recreation*	In the Strategic Framework 3.5.1 Strategic Intent under the heading *Tourism and Recreation* amend the 7th paragraph as shown below: *The nature-based tourism destinations at Binna Burra, O'Reilly's and Thunderbird Park are important tourist assets in the region that attract interstate and international visitors. Development of these important tourism assets to respond to changing trends and support their ongoing viability in the tourism market is supported where it is demonstrated that potential impacts on the state and regionally significant natural, landscape amenity and cultural values of these unique localities are avoided or appropriately mitigated, and the scale and intensity of any new tourist activity complements the natural landscaped setting.*	SUB19035 SUB19036
4	Strategic Framework, 3.5.2 Strategic Outcomes, *Tourism and Recreation*	In Section 3.5.2 Strategic Outcomes, Tourism and Recreation, amend (10) as shown below: *(10) Development for tourist activities that responds to changing trends and provides for the ongoing viability of Binna Burra, O'Reilly's and Thunderbird Park is supported where any potential impacts are avoided or appropriately mitigated.*	SUB19035 SUB19036
Part 4 Local Government Infrastructure Plan			
No changes proposed.			
Part 5 Tables of Assessment			
No changes proposed.			
Part 6 Zone Codes			
5	Part 6 Zone Codes, 6.2.1 Community Facilities Zone Code, Table 6.2.1.3.1	Amend the Acceptable Outcomes for AO1 in Table 6.2.1.3.1 Accepted and Assessable Development by removing the word "front" as shown below:	To reduce the building setback distance from 10m to 6m within the *Beacon*

<table>
<tr><th>No.</th><th>Planning Scheme Reference</th><th>Description of Change</th><th>Reason for Change/ Submission Reference No.</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th colspan="2">Setbacks</th></tr>
<tr><td>
PO1
Building setbacks:
(1) allow for access around buildings;
(2) contribute to streetscape character;
(3) allow for landscaping;
(4) are consistent with setbacks of adjoining buildings;
(5) allow for on-site car parking; and
(6) protect the amenity of an adjoining residential activity or land in a residential zone or the Township Zone.

Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.
</td><td>
AO1
Building setbacks are as follows:
<table>
<tr><th>Setback</th><th colspan="2">Minimum Distances Measured in Metres (m)</th></tr>
<tr><td>Street frontage</td><td colspan="2">6m</td></tr>
<tr><td rowspan="4">Side and rear boundary (other than where specified below)</td><td>Building Height</td><td>Setback</td></tr>
<tr><td>Up to 4.5m</td><td>1.5m</td></tr>
<tr><td>For that part between 4.5m - 7.5m</td><td>2.0m</td></tr>
<tr><td>For that part exceeding 7.5m</td><td>An extra 0.5m is added for every 3m in height or part thereof over 7.5m</td></tr>
<tr><td rowspan="4">Side and rear boundary (where sharing a boundary with a lot that has a residential zone, a residential activity or the Township Zone)</td><td>Building Height</td><td>Setback</td></tr>
<tr><td>Up to 4.5m</td><td>2m</td></tr>
<tr><td>For that part between 4.5m - 7.5m</td><td>2.5m</td></tr>
<tr><td>For that part exceeding 7.5m</td><td>An extra 0.5 m is added for every 3m in height or part thereof over 7.5m</td></tr>
<tr><td></td><td colspan="2">Setback</td></tr>
</table>
</td></tr>
</table>
</td><td>Road Community Facilities Area (SUB19029)</td></tr>
</table>

No.	Planning Scheme Reference	Description of Change	Reason for Change/ Submission Reference No.
		~~Front,~~ Side and rear boundary - within the *Beacon Road Community Facilities Area* and sharing a boundary with a lot that is not within the Community Facilities Zone. | 10 metres ***Note*** *- Where setbacks are required in this code or other codes, the higher numerical standard prevails.*	
Part 7 Local Area Plans			
No changes proposed.			
Part 8 Overlays			
No changes proposed.			
Part 9 Development Codes			
6	9.3.17 Tourism Uses Code, Table 9.3.17.3.1 - Criteria for Accepted and Assessable Development	Amend AO2 to increase the number of consecutive nights from 30 to 40. **PO2** Accommodation is only supplied to guests on a temporary basis and does not facilitate long term residential accommodation. **AO2** Accommodation is only supplied to guests on a temporary basis with no stay being more than 40~~30~~ consecutive nights.	To extend the maximum stay to align more closely with the *Residential Tenancy and Rooming Accommodation Act 2008* (SUB 19007 and SUB19059).

No.	Planning Scheme Reference	Description of Change	Reason for Change/ Submission Reference No.
7	9.3.17 Tourism Uses Code, Table 9.3.17.3.1 - Criteria for Accepted and Assessable Development	Remove AO7.2 from the Tourism Use Code as shown below: **PO7** Development is small scale and is compatible with the character and amenity of the area. **AO7~~.1~~** Cabins have a maximum GFA of 100m^2. ~~**AO7.2**~~ ~~Cabins do not include laundry facilities.~~	To ensure that the AOs are relevant to the outcome sought by the PO (SUB 19007 and SUB19059).
Part 10 Other Plans			
No changes proposed.			
Schedule 1 Definitions			
8	Administrative Definition - Exempt Clearing	Amend part (10) in the Exempt Clearing Definition to read as follows: (10) Clearing of *native vegetation* where: (a) it is limited to within 10 metres of existing infrastructure or buildings and necessary to remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation; and (b) replacement of the removed vegetation with suitable native vegetation in a suitable location on the site is ensured.	To provide more clarity about the removal of vegetation to reduce imminent risk of personal injury or damage to infrastructure (SUB19021).
Schedule 2 Mapping			
9	Schedule 2 Mapping, All Maps	Change the disclaimer on all maps to read as follows: While every care is taken to ensure the accuracy of this product and the Data, Scenic Rim Regional Council, Seqwater and the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs relating to any use of the Data or information or material contained within it for any reason. The Data must not be used for direct marketing or used in breach of privacy laws. Crown and Council Copyright Reserved Base material provided and reproduced with the permission of the State of Queensland and Seqwater Digital Cadastral Database April 2018	To: • correct a spelling error; • recognise SEQwater as a contributor to the data; and • update the version number.

No.	Planning Scheme Reference	Description of Change	Reason for Change/ Submission Reference No.
		© State of Queensland © Scenic Rim Regional Council DRAFT Scenic Rim Planning Scheme Datum: GDA 1994 MGA Zone 56 For Minister's Approval for Adoption 2019	
10	Schedule 2 Mapping, All Zone Maps	Change the 'RE' precinct symbol to 'EP', and rearrange precincts to occur in alphabetical order.	To amend an error in the legend (SUB19008).
11	Schedule 2 Mapping, Zone Map ZM-25	Remove Lot 1 on RP859398 from the Low Density Residential Zone (Where no precinct applies) and include in the Low Density Residential Zone - Mountain Residential Precinct.	To correct a precinct error – all lots in the Low Density Residential Zone on Tamborine Mountain are included in the Mountain Residential Precinct. The precinct boundary was unintentionally excluded from this lot (SUB19046).
12	Schedule 2 Mapping, Overlay Map OM-04-D Environmental Significance Overlay - Wetlands and Waterways	Amend data to the latest available State data for waterways to reflect the latest State Planning Policy mapping.	To reflect the latest State data for Wetlands and Waterways. Note: the data was updated in the Draft Planning Scheme prior to the second round of consultation but was not listed as an amendment at the time of consultation.

No.	Planning Scheme Reference	Description of Change	Reason for Change/ Submission Reference No.
13	Schedule 2 Mapping, Overlay Map OM-05 Extractive Resources Overlay	Under the column 'KRA Number', change 'KRS' in the legend to 'KRA'.	To correct a spelling error.
14	Schedule 2 Mapping, Overlay Map OM-06-A Flood Hazard Overlay - Hazard Area and OM-06-B Flood Hazard Overlay - Category Area	Amend the Flood Hazard Mapping around the Canungra area to reflect the Canungra and Biddadaba Creek Flood Study adopted by Council on 19 August 2019. It is noted that the updated flood mapping has not been subject to public consultation, however, in accordance with Schedule 2, item 3 of the Minister's Guidelines and Rules made under the Planning Act: *If the local government makes a change to the proposed instrument or proposed amendment to include new or amended natural hazard mapping, the proposed instrument or proposed amendment is not significantly different if the local government advises each landowner who is affected by the new or amended natural hazard mapping about the meaning of the mapping and how to obtain further advice by—* *a) sending a letter to each affected property owner when the number of affected owners is relatively low (for example, in the hundreds or less); or* *b) sending a brochure to all property owners in the local government's area when the number of affected owners is high (for example, in the thousands or more).* As such, it is proposed that Council notify affected property owners of the updated flood hazard mapping at the time of the adoption of the Planning Scheme.	To reflect the latest data available and in effect under the Temporary Local Planning Instrument (TLPI) for Flooding (which has effect from 6 November, 2019).
15	Schedule 2 Mapping, Overlay Map OM-06-B Flood Hazard Overlay - Category Area	Amend State Controlled Roads to present as a solid black line.	To improve map interpretation - The red colour of State roads was too similar to 'High' Flood Hazard Category Area.
16	Schedule 2 Mapping, Overlay Map OM-09-A Regional Infrastructure overlay - Water and Wastewater Infrastructure	Remove waterways data from all maps and inserts, and remove 'waterway or' from the legend.	To improve map interpretation - blue colour of waterways was very similar to the 'Bulk Water Supply Buffer Area' symbol.
17	Schedule 2 Mapping, Other Plan Maps OM-01	Add Waterbody data and State-controlled Roads data to align with legend. Remove Bromelton SDA from the Reference Map.	Waterbody and State-controlled

No.	Planning Scheme Reference	Description of Change	Reason for Change/ Submission Reference No.
	Bromelton State Development Area		Roads is included in the legend but was not displaying on the map. The Bromelton SDA does not need to be displayed in the Reference Map.
Schedule 3 Local Government Infrastructure Plan Mapping and Supporting Material			
No changes proposed.			
Schedule 4 Notations Required Under the *Planning Act 2016*			
No changes proposed.			
Schedule 5 Designation of Premises for Development			
No changes proposed.			
Schedule 6 Planning Scheme Policies			
No changes proposed.			