

An aerial photograph of a mountainous landscape. In the foreground, a large, dark, forested mountain peak rises above a valley. The valley is filled with rolling hills, some covered in dense green forest and others in dry, yellowish-brown grass. A small body of water is visible in the lower left. In the background, a range of blue-grey mountains stretches across the horizon under a clear sky.

DRAFT SCENIC RIM PLANNING SCHEME AND PLANNING SCHEME POLICIES CONSULTATION REPORT

Appendix 3

Analysis and response
to submissions from
the second round of
public consultation
2019

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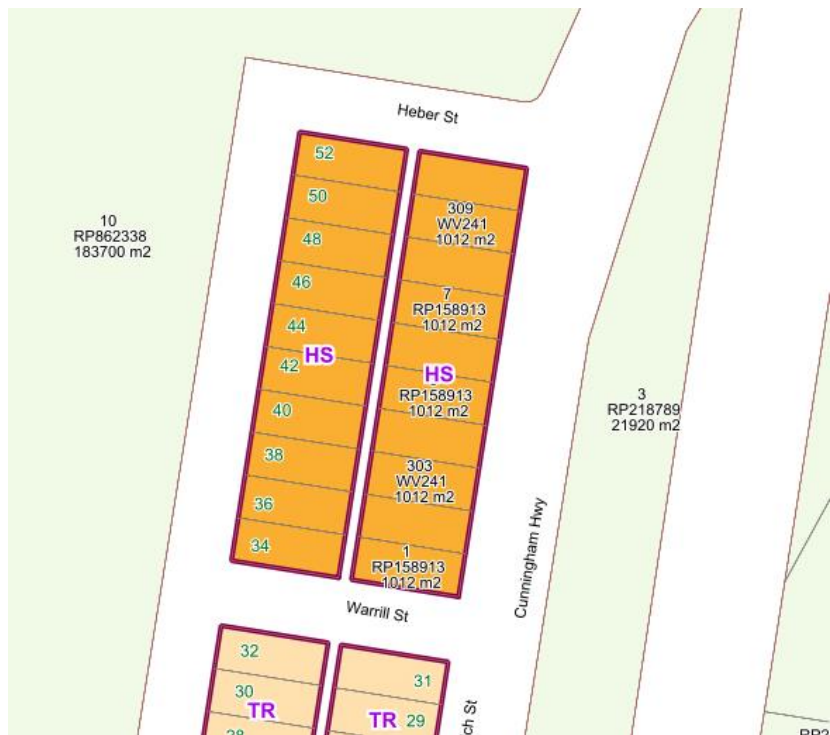
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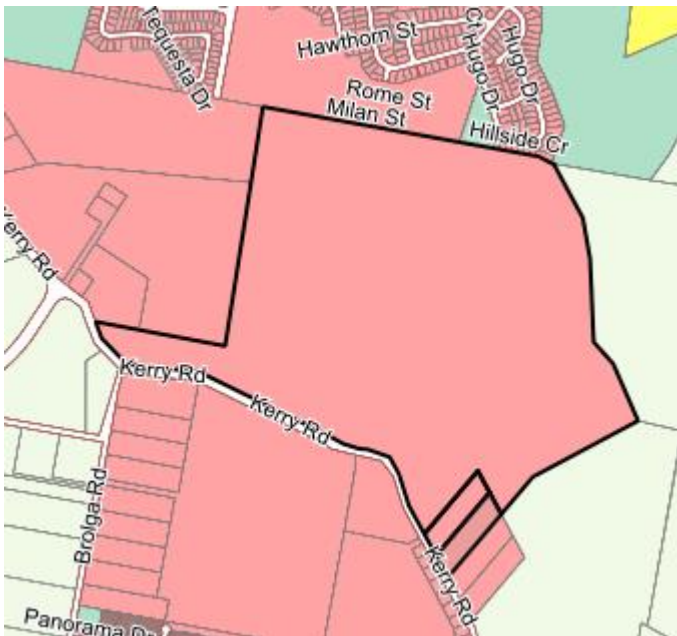
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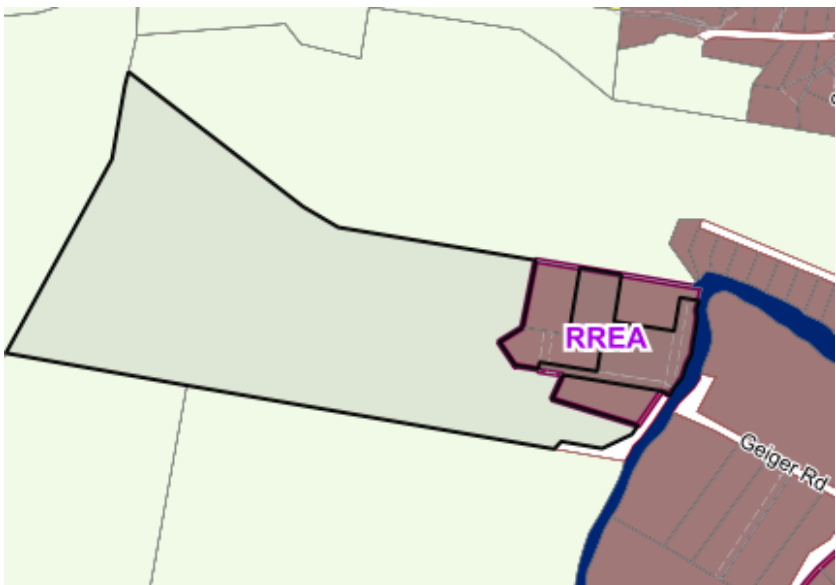
1. General

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
SUB19001	<p>The submission is in support of Council undertaking a second round of public consultation based on the input received from the first round.</p> <p>1. The submission specifically supports the following proposed changes to the Draft Planning Scheme:</p> <ul style="list-style-type: none"> a) The inclusion of a new Strategic Outcome in Part 3, Strategic Framework, Section 3.5 Growing Economy, 3.5.2 - Strategic Outcomes - <i>Tourism and Recreation (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;</i> b) The reduction of the minimum lot size and frontage widths and access easements in the Rural Residential Zone (Where no precinct applies) and the reduction of frontage widths and access easements in the Rural Residential Zone - Precinct A; c) The reduction of the minimum frontage width for lots less than 600m² in the Low-Medium Density Residential Zone from 18m to 15m; d) The identification of Kooralbyn Resort, Binna Burra, O'Reilly's, Thunderbird Park and Gallery Walk as 'Key Tourism Areas' on the Strategic Framework Map SFM-02 Growing Economy; e) The inclusion of Lot 2, 3, & 4 on SP280498 and part of Lot 5 on SP280498 (47-59 Geiger Road, Canungra) in the Rural Residential Zone - Rural Residential A Precinct with a minimum lot size of 1ha; f) The inclusion of Swan Park at 52 Goodsell Crescent, Tamborine (Lot 9 on RP132664) in the new Recreation and Open Space Zone - Passive Recreation Precinct; g) The inclusion of Fred Bucholz Park at Walnut Road, Tamborine (Lot 198 on WD4526) in the new Recreation and Open Space Zone - Passive Recreation Precinct; h) The inclusion of land at Main Western Road, Tamborine Mountain in the Minor Tourism Zone. <p>2. The submitter requests that Council consider including 'The Lost World' and 'Mount Barney' as Key Tourism Areas on the Strategic Framework Map - SFM-02 Growing Economy.</p>	<p>1. The submitter's support for the proposed changes in the Draft Planning Scheme is noted.</p> <p>2. The suggested addition of Mount Barney and Lost World Valley as Key Tourism Areas on the Strategic Framework map is noted and it is recommended that any additions of places identified as Key Tourism Areas be considered in a future amendment to the Planning Scheme.</p>	Yes	No	No change.	N/A
SUB19002	<p>The submission is made in response to Council's recommendation not to change the proposed zoning of 34-52 Warwick Street, Warrill View in the Draft Planning Scheme (PLSS19/000012).</p> <p>The subject land is described as follows:</p> <p>Lots 11 RP158913, 12 RP158913, 313 WV241, 14 RP158913, 315 WV241, 16 RP158913, 17 RP158913, 18 RP158913, 19 RP158913, 20 RP158913, 310 WV241, 309 WV241, 8 RP158913, 7 RP158913, 6 RP158913, 5 RP158913, 304 WV241, 303 WV241, 2 RP158913 and 1 RP158913.</p>	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. Council's previous recommendation regarding this submission applies.</p> <p>As per Council's previous response, the land is included in the Historical Subdivision Precinct of the Limited Development Zone and the precinct is intended to facilitate rural living opportunities and encourage the amalgamation of the lots which are approximately 1000m² each. The subject land (approximately 2ha in total) is also not connected to (or planned to be connected to) wastewater infrastructure and is encumbered by an intermittent waterway.</p>	No	No	No change.	N/A


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	 <p>The submission does not view Council's response as being 'visionary'. It is submitted that the provision of a 'world class development' including a cooking school, winery, art gallery and accommodation facility would generate local investment and employment and is described as an opportunity that is located near to the tourist route/strategic gateway along the Cunningham Highway and nearby wine growing areas.</p> <p>The envisaged development is described as "An epicurean centre of excellence in the Scenic Rim... drawing people from the Gold Coast and Brisbane to the tourist trail of the region." The submission also suggests local residents would appreciate the rezoning and amalgamation of the land supporting the creation of a culinary, wine and epicurean school for the teaching of viticulture, wine and food appreciation and points out there is no Sommelier school in Australia.</p> <p>Wastewater infrastructure would form part of the multi-million dollar investment which would include job creation, youth training, teaching, tourism and incorporating community and cultural skills. The submission suggests that the proposal provides an effective and strategic solution within the historic subdivision and, when planted with grape vines and native landscaping, will add a sustainable value to the community and valley.</p> <p>The submission cites a lack of foresight and vision and spirit in the Draft Planning Scheme that would make the Warrill village and region a centre for the arts and tourism.</p> <p>The submission proposes that building design and infrastructure development can account for the environmental constraints, including a watercourse.</p>	<p>The Strategic Intent for the type of development envisaged by the submission is provided in the Strategic Framework of the Draft Planning Scheme and land within productive agricultural land.</p> <p>The Strategic Vision supports development in the region's towns and villages that protects and enhances the unique elements that contribute to their individual identity and character. In accordance with 3.4.1, the Strategic Intent for <i>townships</i> such as Warrill View is for low density residential, small scale commercial and low impact industrial uses that service the residents of the <i>township</i> and its immediate rural areas.</p> <p>The land at Warrill View is significantly affected by a Historical Subdivision and waterway development constraints. The Strategic Intent for development in the Historical Subdivision Zone is for rural living that is suited to limited services and infrastructure. The envisaged development is more suited to the land in <i>Urban Areas</i> such as Beaudesert, Boonah, Canungra, Kalbar and Kooralbyn which contain commercial, cultural, civic, recreation and community services, or land that is included in the Township Zone.</p>				

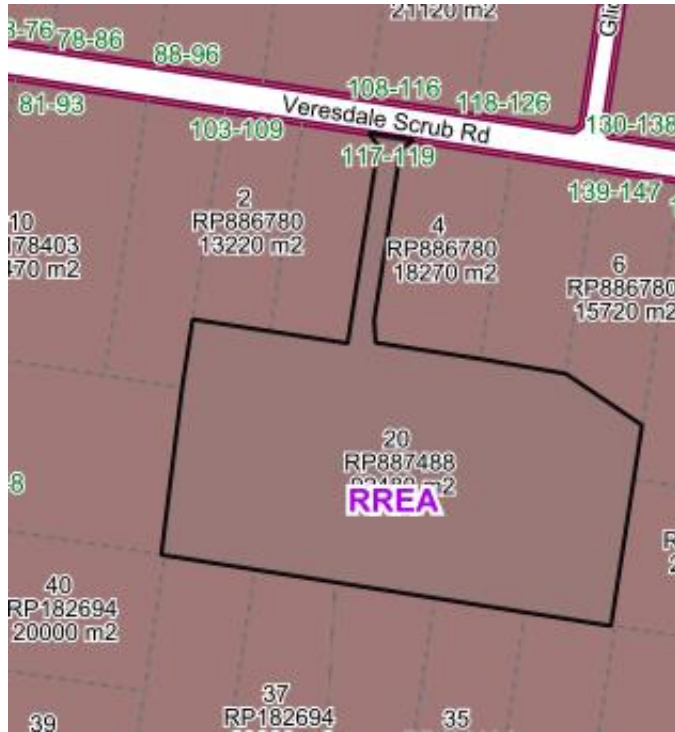
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	<p>Rather than miss a great opportunity to create a Scenic Rim asset, the owners of the land implore Council to support their vision.</p> <p>It is requested that Council reconsider the submission for a zone change that would support the envisaged development because it would lead to many social and economic benefits, including job creation, long term infrastructure and it is considered that the project would be of state significance.</p>					
SUB19009	<p>The submission relates to the proposed changes to the Draft Planning Scheme seeking to protect the visually prominent and sensitive upper slopes of the Birnam Range in Beaudesert from development impacts.</p> <p>The subject land is described as Lots 1 to 3 on RP198728, and situated at Kerry Road, Beaudesert and comprises approximately 130 hectares of undeveloped land immediately south-east of the town centre.</p>  <p>The land is included in the Low-medium Density Residential Zone and is subject to master planning in accordance with the Master Plan Areas Overlay.</p> <p>The submission supports the inclusion of the land in the Low-medium Density Residential Zone and the application of the Master Plan Areas Overlay. However, concerns are held regarding the new landscape amenity policies affecting this land, which were introduced in the revised Draft Planning Scheme for second public consultation.</p> <p>It is considered that:</p> <ul style="list-style-type: none"> the Environmental Significance Overlay already seeks to achieve landscape amenity outcomes through the protection of mapped environmental values; and the proposed new provisions relating to landscape amenity have the potential to compromise the master planning process for the subject land and surrounds. 	<p>The concerns regarding the prescriptive nature of the Strategic Outcome specifying a contour are noted. It is also recognised that the master planning process will include a detailed visual impact assessment and be required to maintain the visually prominent and sensitive upper slopes of the Birnam Range in accordance with the overall outcomes of the Low-medium Density Residential Zone.</p> <p>It is preferred to maintain a prescriptive outcome specifying a contour level in this instance to provide for more certainty in terms of the means to address the protection of visual amenity. As such, no changes will be made to the policy which includes:</p> <ul style="list-style-type: none"> the Strategic Intent; the Strategic Outcome; and the Acceptable Outcome in the Low-medium Density Residential Zone. <p>The Acceptable Outcome provides a simple and objective outcome to achieve compliance with the Performance Outcome. Any outcomes of a master planning exercise will assist in demonstrating compliance with the relevant Performance Outcomes of the planning scheme which may result in a different way of achieving the intended outcome.</p>	Yes	No	No change.	N/A

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	<p>Section 3.4.1 of the Strategic Framework includes the intent that 'The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts'. This objective is supported by the submission, however the following Strategic Outcome (12) causes concern:</p> <p><i>"Residential development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres AHD for land north of Beaudesert-Nerang Road to protect the visually sensitive upper slopes of the Birnam Range".</i></p> <p>The merit in the intent of the provision to protect these visual amenity outcomes is acknowledged, however it is considered that arbitrarily defining a limit for development based on contour levels prior to the pending detailed studies and investigations does not accord with sound planning practice.</p> <p>It is submitted that this prescriptive approach unduly constrains land which is otherwise suited for residential development. In the absence of a master plan for the area, it is submitted that the Planning Scheme should not pre-empt the findings of pending investigations and analysis. This provision as drafted may preclude appropriate and innovative development. If this provision is to be retained, it is recommended it be re-drafted to give due recognition to the pending master planning process.</p> <p>In support of this recommendation, it is submitted that the proposed provision makes a premature assumption implying all development above the 140 metre contour for the subject site will visually impact on the locality.</p> <p>The submission notes that the issue of visual amenity on Birnam Range was first raised as part of the Beaudesert Structure Plan process in circa 2006. At the time it was proposed that development of the subject land be limited to areas below the 120m contour. However, a Landscape Character Report prepared in 2006 concluded that "the delineation of Scenic Protection Areas should not be simplified by basing restrictions to development to below a specified contour level as there is too great a variance in land form across the LGA for this to be a reliable form of definition". It is also noted that a Visual Impact Analysis was undertaken by Byrns Lardner Landscape Architects in 2009 and submitted to Council as part of the Kerry Road planning study. This report also refuted the merit in arbitrarily prescribing a limit for development on the subject land based on a contour line.</p> <p>The submission contends that the inclusion of the subject land in a Master Plan Area under Overlay Map 11 provides the appropriate framework to ensure detailed visual impact assessments and viewshed analysis are undertaken prior to any development occurring on the Birnam Range slopes. It is therefore submitted that the provisions in the Strategic Framework should be redrafted to acknowledge that further studies are to be undertaken on this issue. Development should proceed in line with the findings and recommendations of the planning studies, culminating in the preparation of Master Plans, and not be limited at this point by arbitrary contour lines.</p> <p>In addition to the recommended re-drafting of the Strategic Framework provisions, it is requested that Council consider redrafting the proposed Acceptable Outcome AO3 of the Low-medium Residential Zone Code to</p>					

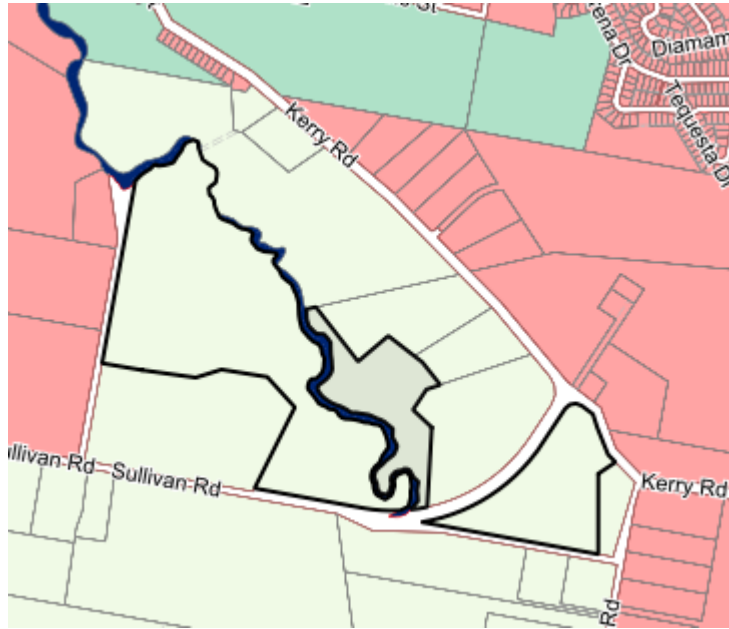
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	<p>reflect the pending master planning process. It is suggested that the AO could be drafted in a manner similar to the following:</p> <p>AO3 <u>Unless in accordance with an approved Master Plan</u>, development does not occur above RL 140 metres AHD for land south of Beaudesert Nerang Road and above 120 metres AHD for land north of Beaudesert Nerang Road.</p> <p>It is submitted that suggested wording for the above Acceptable Outcome maintains simplicity whilst providing a clear reference to the fact the subject land is impacted by Overlay 11. This will ensure the master planning process and supporting studies are not compromised before the planning process commences.</p>					
SUB19012	<p>The submitter refers to the previous submission (PLSS18/000050) relating to land at 53 Geiger Rd, Canungra. The family has been living in the Scenic Rim Area for a long time (six generations) and are requesting to have the right to subdivide the land in family ownership.</p> 	<p>The changes that were made to the Planning Scheme for the second round of public consultation enable subdivision within the Rural Residential Zone at this location as long as the land is within the Urban Footprint or in a Rural Living Area. The majority of Lot 5 on RPSP280498 is within the Regional Landscape and Rural Production Area of the <i>Shaping SEQ Regional Plan 2017</i>.</p> <p>Subdivision for rural residential purposes is prohibited on land in the Regional Landscape and Rural Production Area.</p> <p>When regional plans are reviewed, Council can make a submission to recommend the inclusion of additional land to accommodate the projected growth of the local government area. Any recommendation would need to be based on planning grounds, including:</p> <ul style="list-style-type: none"> the demonstrated need to provide additional land for urban purposes at a particular location; and that the additional land is suitably located to achieve an efficient urban form and infrastructure provision. <p>Generally, additional land for rural residential purposes on the fringes of existing rural residential areas would not achieve this outcome and further rural residential development is not supported under the Regional Plan.</p> <p>Council's response to the previous submission (PLSS18/000050) relating to this land was as follows:</p> <p><i>The two scenarios outlined in the submission regarding the zoning of the land are noted.</i></p> <p><i>Under the SEQ Regional Plan, local governments may seek to zone land outside the Urban Footprint under the below circumstances.</i></p> <ul style="list-style-type: none"> "Local governments may propose minor adjustments to the Urban Footprint boundary through the local plan-making processes via rezoning, to recognise constraints, align to more logical boundaries or correct anomalies". "A local government may consider new land for urban purposes outside of the Urban Footprint, other than a minor adjustment, only 	Yes	Yes	No change.	N/A

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		<p>where its detailed planning process has demonstrated a measurable local need and regional justification for the proposal".</p> <p>The above regional plan policy refers to zones for an urban purpose. The Rural Residential Zone is not recognised as an urban zone for the purpose of the Planning Regulation 2017. The requested inclusion of that part of the land outside of the Urban Footprint in the Rural Residential A Precinct of the Rural Residential Zone (under Scenario 1) will result in this land (i.e. in the Regional Landscape and Rural Production Area) still being subject to those provisions of the Planning Regulation 2017 that seek to prohibit further subdivision of these areas for rural residential lots. Accordingly, under the Regulation, the inclusion of land outside the Urban Footprint in a rural residential zoning will not facilitate the opportunity to create additional rural residential lots.</p> <p>Under a local government plan making process, the inclusion of land in an urban residential zoning is the only mechanism that facilitates an opportunity to potentially consider the creation of additional lots outside of an Urban Footprint. However, it is considered that a Rural Residential Zone and not an urban residential zone is the most appropriate zoning of the site in this instance having regard to the predominant zoning of the surrounding lots contained in the Urban Footprint, restricted access to the site across a waterway, flooding constraints affecting the property and the inability to provide reticulated water and sewerage services that is typically expected in an urban zone.</p> <p>Furthermore, it is unlikely that any proposed urban zoning of the site will meet the above policy objectives of the SEQ Regional Plan having regard to the matters that local planning is required to demonstrate, which are outlined below.</p> <ul style="list-style-type: none"> No feasible options to unlock areas in the existing Urban Footprint <p>Sufficient land is available in the Canungra Urban Footprint to accommodate projected growth until the next review of the Planning Scheme.</p> <ul style="list-style-type: none"> Process must not be used to facilitate new rural residential development in the Regional Landscape and Rural Production Area. <p>The request has been made to effectively provide for the creation of additional rural residential lots.</p> <p>Having regard to the unsuitability of the land for urban purposes (as outlined above) combined with the redundancy of zoning land outside of the Urban Footprint for rural residential purposes (i.e. inability to create additional lots), it is proposed to only include that part of the lot in the Urban Footprint in the Rural Residential A Precinct of the Rural Residential Zone (i.e. Scenario 2). Given that the Urban Footprint currently bisects Lots 2 and 3 on SP280498, it is proposed to include these entire lots within the Rural Residential Zone - Rural Residential A Precinct. Similarly, it is proposed to include Lot 4 on SP280498 in the Rural Residential Zone - Rural Residential A Precinct given its size of 1.68 ha and the consistency of the use undertaken on the property with the intent of the zone. As outlined above, the inclusion of this additional</p>				

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		<p>land in a rural residential zoning outside of the Canungra Urban Footprint (i.e. in the Regional Landscape and Rural Production Area) does not enable the further subdivision of this land to create new allotments.</p> <p>Notwithstanding the inclusion of the site in this zoning, the appropriateness of any development of the land will be determined as part of the assessment of any future application assessed against the requirements of the Planning Scheme in effect at the time of lodgement. Council's assessment of this submission does not infer any potential development yield or future use rights, nor does it seek to establish the likely requirements of any future development in terms of infrastructure or services.</p> <p>Please note that the process of preparing the draft Scenic Rim Planning Scheme will not involve any requests seeking to amend the SEQ Regional Plan to expand Urban Footprint areas. The review of the SEQ Regional Plan is a separate policy process undertaken by the State government in accordance with their review timeframes.</p>				
SUB19026 SUB19027	<p>The submission requests that Council seek an amendment to the Planning Scheme and refers to a meeting with Councillors and the Manager of Planning & Development where this was discussed. Further, the submission requests Council work with the State Government to extend the urban footprint to enable an additional two blocks of land as per the attached submitted plan and listed in the earlier submissions as follows: PLSS18/000111 PLSS18/000112 PLSS18/000050</p> 	<p>The submission raises similar matters and is given the same response as for SUB19012.</p>	Yes	Yes	No change.	N/A
SUB19030	<p>The submission requests that Council seek an amendment to the Planning Scheme and refers to a meeting with Councillors and the Manager of Planning & Development where this was discussed. The request has been made to resolve a difficult situation that continues to cause family stress and hardship.</p> <p>The submitter appreciates the changes made between the first and second Draft Planning Scheme however it only meets half of the request with a</p>	<p>The submission raises similar matters and is given the same response as for SUB19012.</p>	Yes	Yes	No change.	N/A

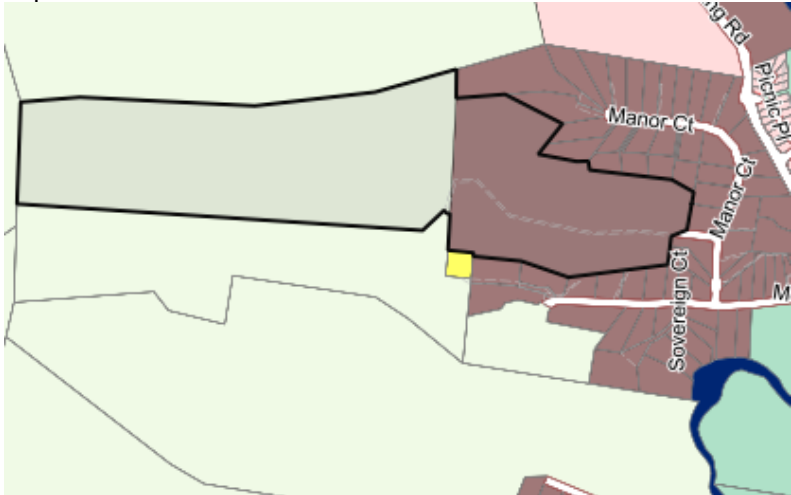
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	remaining two siblings not gaining access to blocks of land for themselves. A further amendment to enable a total of four new blocks of land would ensure that all eight siblings receive an equal share of the property as always intended by our parents.					
SUB19040	<p>The submitter appreciates the changes made between the first and second Draft Planning Scheme however it only meets half of the request with a remaining two siblings not gaining access to blocks of land for themselves.</p> <p>The submitter refers to Council's analysis of their submission following the first draft response, referencing the Urban Footprint which was interpreted by the submitter as having been adjusted by Council. The submission then requests further adjustment to the Urban footprint to enable the additional creation of two more lots.</p> <p>The submission states that if Council and the State Government is able to partially accept and rectify the family's situation in the first round, why cannot the remaining parcels of land be addressed and rectified.</p> <p>The earlier response to their submission did not address the unviable rural usage of the land parcel. The remaining area of land would not be able to support cattle to any degree of success and therefore is not a viable package of rural land. It is purely for the benefit of the family, as intended by our departed parents and not to create wealth for developers, unlike the subdivisions that have recently occurred to the north of the Canungra township.</p>	The submission raises similar matters and is given the same response as for SUB19012 .	Yes	Yes	No change.	N/A
SUB19013	<p>The submission is made in response to Council's recommendation for the previous submission (PLSS18/000100) relating to land at 117-119 Veresdale Scrub Road, Gleneagle described as Lot 20 on RP887488.</p> 	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft.</p> <p>It is important to uphold the intent of the Beaudesert Investigation Area and although the subdivision of the subject land to a minimum size of 1ha may not have impacts in the medium term, it has the potential to compromise the future potential urban form of the investigation area, which is subject to a detailed planning investigation.</p> <p>Council's previous recommendation regarding this submission applies:</p> <p><i>The submission's request to include the land in the 1ha Minimum Area on Overlay Map 13 - Minimum Lot Size is noted.</i></p> <p><i>The land is included in the Urban Footprint in the current SEQ Regional Plan, which commenced in August 2017. In recognition of its inclusion in the Urban Footprint, the land was identified as an Investigation Area under the Strategic Framework of the Draft Planning Scheme (i.e. 'Strategic Framework Map SFM-01: Communities and Character') and recognises that the land may have the potential to accommodate future residential growth opportunities.</i></p> <p><i>The development intent of the Beaudesert Investigation Area under the Strategic Framework is outlined below.</i></p> <p><i>"The Investigation Area identified for Beaudesert represents future urban expansion areas. Development of this land for urban residential</i></p>	No	No	No change.	N/A


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	<p>Council's response to the previous submission did not support the implementation of the one hectare minimum lot size overlay over the subject site based on non-compliance with the intent of the Beaudesert Investigation Area (investigation area). Specifically, the following key policies of the investigation area:</p> <ul style="list-style-type: none"> Potential impact on environmental values and management of development constraints; and Lack of planning study completed to determine suitable development strategy for the investigation area. <p>The submission acknowledges the intent of the investigation area, however, strongly consider that the proposed changes to the Planning Scheme will allow a suitable interim solution consistent with existing lots in the area. It is understood that this area is not intended to be developed within the life of this Planning Scheme to cater for housing needs and population growth within the region. To be clear, the changes proposed to the scheme are not sought to provide low density residential lots, nor required to manage population growth and housing demand.</p> <p>Rather, the proposed change would provide for a very limited amount of lots that would actively maintain and promote a semi-rural character and setting, consistent with the scale and character of current lots within the immediate locale. Such lots would be suitable for rural uses and would be limited to low set, detached dwellings and outbuildings as envisaged within the Rural zone. Importantly, given their size and shape, these lots would not compromise the ability for such development in the future.</p> <p>As previously submitted, the constraints over the subject site at a Local and State level are limited. Council's overlay mapping shows only a stream overlay along the access handle and a small portion of potential bushfire hazard mapping in the eastern corner. Both the bushfire and stream constraints can be appropriately addressed without the need for major works or out of the box performance solutions. It is also noted the proposal plan will not increase the amount of lots subject to these overlays. There are no State related constraints and the slope of the subject site is minimal and can easily facilitate future dwelling pads and access arrangements.</p> <p>In summary, the submission agrees with Council's position to maintain consistency with the investigation area's planning intent. The proposed change will allow an interim subdivision to occur that:</p> <ul style="list-style-type: none"> would provide lots consistent with those existing in the area; retain a semi-rural character; actively support rural uses; will not detrimentally fragment land holdings; will not increase the amount of lots subject to development constraints; and will not result in additional lots being subject to hazards. 	<p><i>purposes will not occur during the life of the Planning Scheme as an adequate supply of urban zoned land to accommodate expected growth in Beaudesert in excess of fifteen years has been provided. In the interim, the Beaudesert Investigation Area will maintain its current semi-rural character and setting".</i></p> <p><i>Other key policy applicable to Investigation Areas include:</i></p> <ul style="list-style-type: none"> <i>not all land in an Investigation Area is suitable for its intended development having regard to the presence of environmental values and development constraints; and</i> <i>the development of land in an Investigation Area will not occur until such time that a planning study has been undertaken for the land's intended purpose and the outcomes of the study have been reflected in the Planning Scheme. The study is required to consider:</i> <ul style="list-style-type: none"> <i>development timing having regard to population growth and residential land availability in the region;</i> <i>how the development of the locality will occur as a whole to ensure that an integrated development pattern is achieved as opposed to the master planning of individual sites and their neighbouring properties;</i> <i>the ability to efficiently deliver any future communities with the necessary infrastructure and services so as not to financially burden both state and local government;</i> <i>and other planning matters relevant to the land including (but not limited to) Matters of State and Local Environmental Significance, separation to Key Resource Areas, proximity to existing intensive rural uses and Rural Areas and natural hazards.</i> <p><i>Having regard to the intent of the Investigation Area designation coupled with the recognition that further planning studies led by Council need to be undertaken to determine the future intent of the land, no change to the Draft Planning Scheme to enable further subdivision at this location is proposed in response to the matters raised in the submission.</i></p>				

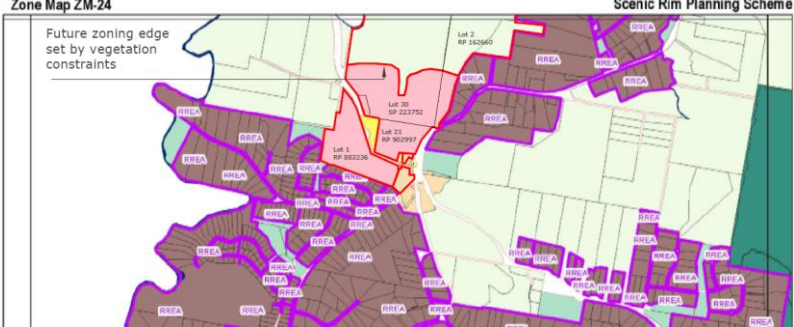
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	Based on this position, it is requested that Council reconsider its position regarding the proposed change to the Draft Planning Scheme. Specifically, it is requested that the subject site be included within Overlay 13 – Minimum Lot Size, Rural Residential Precincts (1ha Minimum Area).					
SUB19014	<p>The submission is made in response to the previous submission (PLSS18/000223) made during the 2018 consultation of the Draft Planning Scheme regarding land at 34 Ludwig Road, Cryna (Lot 22 on SP301784).</p>  <p>The subject land has an area of 54.92 hectares and is currently improved by a dwelling house. It is considered that the land is ideally located within Beaudesert's growth corridor. The zoning of the land proposed under the new Scheme is Rural (unchanged from the first version of the Draft Planning Scheme). Of particular note is the site's proximity to land included in the Low-Medium Density Residential Zone and the physical connection between the mapped urban areas as illustrated on the Zoning Map extract above.</p> <p>The strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the scheme. The Strategic Framework Map SFM-01 (Communities and Character), includes the land in the Beaudesert Investigation Area.</p> <p>It is understood that this area as articulated in section 3.4.1 of the Draft Scheme represents future urban expansion areas, and that development of this land for urban residential purposes will not occur during the life of the Planning Scheme. The premise for this is that the Scheme allows for an adequate supply of urban zoned land to accommodate expected growth in Beaudesert in excess of fifteen years. The subject land however provides a link and physical connection between two areas that are designated for urban development during the life of the Scheme. Including the subject land in the same zone as the surrounding land accords with good planning principles as it will allow for better master planning of the locality and will ensure efficiencies for the delivery of essential infrastructure are achieved.</p>	The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. Council's previous recommendation regarding this submission applies, however, the additional comments have been noted and may inform the planning investigation that is required.	No	No	No change.	N/A


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	<p>It is submitted that the inclusion of the subject land in the Low-medium Density Residential Zone is appropriate and warranted based on the following:</p> <ul style="list-style-type: none"> The land is ideally situated immediately opposite the approved Spring Creek/'Boystown' Residential development which is included in the Low-medium Density Zone and is in close proximity to town; The 'Spring Creek' development (the old Boystown site) is expected to commence in the immediate future, well before development pushes into the Kerry Road locality. Augmentation of infrastructure to the opposite side of Ludwig Road can be readily accommodated as an orderly expansion prior to opening up a new locality; This land has been identified by Spring Creek Land Corporation as being an important parcel of land in delivering their objective of creating a contiguous link from the 'Spring Creek' development to Beaudesert township via parkland; The Spring Creek development is in its advanced stage of design. The concept design makes provision for the expansion of the Spring Creek development to include the subject land. A Preliminary Concept Plan has been previously submitted to Council demonstrating how the connectivity can be achieved with the subject land and its linkages to the Beaudesert township; Queensland Urban Utilities has been consulted by the developers of Spring Creek. The infrastructure has been designed on the basis of the expansion onto the subject land. There is capacity to service the land as a priority area; The expansion of the Spring Creek development to include the subject land provides an opportunity for the provision of an important green space network and sporting fields for the community; The site's proximity to the urban area will promote the sustainable and cost efficient delivery of all infrastructure and services; The land on the western side of Ludwig Road is part of the Master Planning Areas as seen on the Overlay Map below. It is submitted that this area can be extended to include the subject land which is surrounded by land included in the Master Plan areas; The inclusion of the land in an Investigation Area dictates the need for a planning study to be undertaken to determine the land's development potential and its intended purpose. As an alternative, inclusion of the subject land in the Master Plan Areas on Overlay Map 11 will achieve a similar outcome. The subject land's development potential would be investigated through a market driven master planning process; and <p>It is requested that Council consider the following amendments to the Draft Planning Scheme:</p> <ul style="list-style-type: none"> It is submitted that Sullivan Road is the most logical boundary between the proposed urban area and that of the rural zone. This will achieve a 					

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	<p>compact and efficient pattern of development for the southern side of town with orderly and well designed, inter-connected neighbourhoods.</p> <ul style="list-style-type: none"> The subject land be included in the Low-medium Density Residential Zone, with appropriate amendments to the Strategic Framework and Master Plan Area. This will ensure the sustainable development of the land and the most efficient delivery of infrastructure. 					
SUB19016	<p>The submission requests that the Draft Planning Scheme facilitate subdivision in the Rural Living Area at Tamborine, specifically in relation to Lot 2 on SP213653. The following key points are raised:</p> <ul style="list-style-type: none"> It is considered that the review of the new policy is incomplete in terms of the rezoning of the Tamborine area. To propose a separate piece of work be undertaken to address this area without providing a timeframe or reasonable justification as to why this process could not be completed now as part of the policy review gives uncertainty as to the commitment to this area and it is therefore requested that the policy of the Draft Planning Scheme be amended to address the rezoning of the newly identified Rural Living Area property prior to submitting to the Minister for approval. With regard to the ability to create smaller lots of 4000m², high and medium density living has been approved in the immediate surrounding areas negatively impacting upon Tamborine yet there has been no change to our zoning to allow similar creations of smaller lots. The submission requests that the planning investigation required for the Tamborine Rural Living Area to investigate the opportunity for further subdivision be completed prior to submitting the Planning Scheme to the Minister for approval. 	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. Council's previous recommendation in response to a similar submission regarding the policy for the Tamborine Investigation Area applies (refer to PLSS18/000049 in Appendix 1 of the Draft Scenic Rim Planning Scheme Consultation Report).</p> <p>In relation to the additional comments about a nearby subdivision of smaller lot development, the Rural Living Area was introduced through the South East Queensland Regional Plan in 2005 and any subdivision within the Rural Living Area that has emerged since then would be as a result of a prior development approval. The additional comments are noted and may inform the planning investigation that is required.</p>	No	No	No change.	N/A
SUB19017	<p>The submission requests that the Draft Planning Scheme facilitate subdivision in the Rural Living Area at Tamborine, specifically in relation to Lot 2 on SP213653. The following key points are raised:</p> <ul style="list-style-type: none"> The submitter requests that prior to submitting the Draft Planning Scheme to the Minister for approval, further consideration and commitment is given regarding rezoning of their property, which is located in the Rural Living Area as presented within the SEQ Regional Plan. Insufficient consideration has been given to the creation of smaller lots of 4000m² within Tamborine, while High and medium density living has been approved in immediate surrounding areas negatively impacting the area. The submitter is unaware of any investigation that took place for the surrounding subdivisions and there they now experience direct noise and traffic impacts. There has been no commitment to either start or finalise the Tamborine Investigation. The investigation work in the Tamborine Rural Living Area and its potential for re-subdivision should be referred to in the Strategic Framework, Section 3.4.1 Strategic Intent - Investigation Areas of the Draft Planning Scheme, prior to submitting to the Minister for approval. 	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. Council's previous recommendation in response to the submitter regarding the policy for the Tamborine Investigation Area applies (refer to PLSS18/000049 in Appendix 1 of the Draft Scenic Rim Planning Scheme Consultation Report).</p> <p>In relation to the additional comments about a nearby subdivision of smaller lot development, the Rural Living Area was introduced through the South East Queensland Regional Plan in 2005 and any subdivision within the Rural Living Area that has emerged since then would be as a result of a prior development approval. The additional comments are noted and may inform the planning investigation that is required.</p>	No	No	No change.	N/A

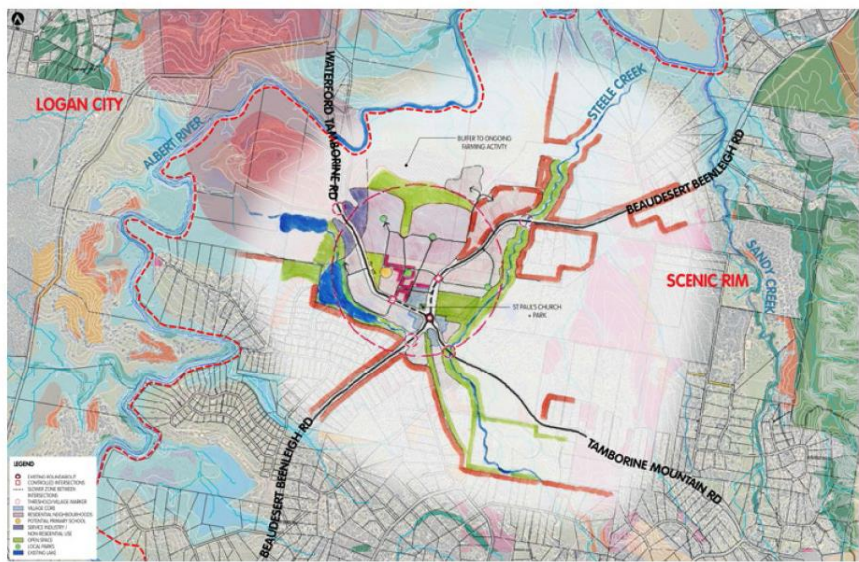
Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
SUB19022	<p>The Draft Scenic Rim Planning Scheme specifies a 'Rural Residential' zone to part Lot 23 on SP254298.</p>  <p>It is submitted that a more appropriate zoning would see Council adopt the low density residential zone to the part of lot 23 that is located within the urban footprint.</p> <p>Reasons to support the suggested amendment include:</p> <ul style="list-style-type: none"> All lots are connected to sewerage and water; In accordance with Preliminary Approval MC.Bd210/00101, all lots within the urban footprint are to be assessed in accordance with level of assessment for the Residential Precinct (Low density residential). 	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft.</p> <p>The Preliminary Approval over the land is noted, however, the proposed zoning reflects the desired intent for the land in accordance with the Canungra Land Use Plan that underwent community consultation in 2012. Notwithstanding, a future amendment to the planning scheme may review the zoning of this land if it is considered necessary and appropriate to reflect an existing established land use pattern.</p>	No	No	No change.	N/A
SUB19023	<p>The submission seeks to add to the previous submission (PLSS18/000194) made about development in the Stacey Drive/Robson Road area in Boonah:</p> <p>No objection is raised to land being subdivided to 1 acre (4000m²) however the submission raised major concerns about opening up access from Robson Road to Stacey Drive and further major concerns opening up access from Lot RP18002 to Ashwood Street.</p> <p>The additional traffic generated by the extended access will add extra traffic on one of the most dangerous intersections in Boonah, the Stacey Drive, Ipswich/Boonah Road and create a 'Rat Run' from the Boonah Ridge Estate. Council would be better upgrading Robson Road which is a safer option than allowing extra traffic through Stacey Drive.</p>	<p>The concerns about traffic generated by future development in the rural residential area are noted. However, these matters are outside of the scope of the development of the Planning Scheme. Any future subdivision at this location will require an assessment of traffic impacts and appropriate conditions would be imposed by Council to address safety and traffic and amenity concerns.</p>	No	No	No change.	N/A
SUB19025	<p>The submission provides the following information: The submission raises the following matters:</p> <p>Greater environmental protection for the National park precinct at Beechmont is not apparent through the consultation process to date. The submitter is conscious of the deadline for submissions on the Draft Planning Scheme and in addition to an earlier submission during the first consultation, had hoped to address mapping of koala habitat with Council's Environment and Policy officers. However, the submitter has recently experienced personal impact</p>	<p>The concerns raised in the submission are noted, however the matters raised are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft.</p> <p>The submitter will be interested to be involved in any future biodiversity planning and any future amendment to the Planning Scheme that emerges from a review of the region's Matters of Local Environmental Significance. Consideration will be given to the content of the</p>	No	No	No change.	N/A

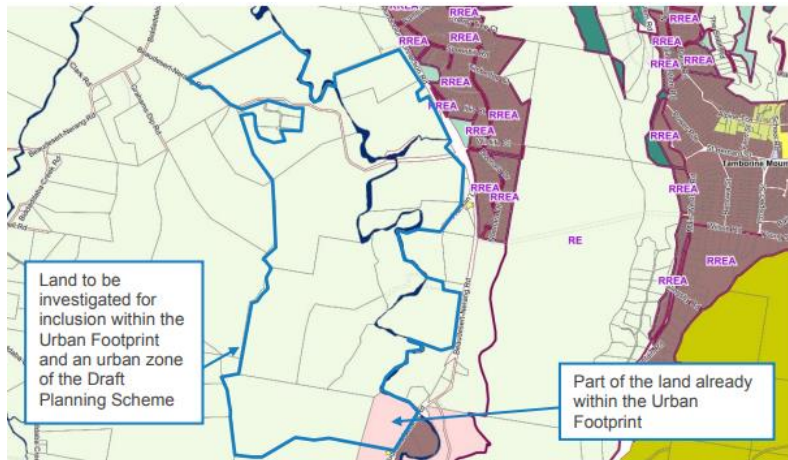
Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
	<p>through the loss of their neighbours houses due to the bushfire event affecting the Timbarra Estate area. The recent fires have also meant that it was not possible to provide more habitat-responsive input into the Draft Planning Scheme.</p> <p>The submitter requests that the planners consult very closely at every opportunity with people in the Summit Estate and the Timbarra Estates who have considerable academic expertise in the area of habitat values and include a Paleobotanist and a United Nations climate change council participant. These values could be reflected to a much greater degree in the planning scheme and its mapping and local residents will place a greater expectation on Council for its habitat-responsive planning. However, the recent fires have made it impossible to gather people together to respond as a submitter in the timeframe available.</p>	submission and further community consultation will be included in any relevant Planning Scheme amendment.				
SUB19032	<p>The submission relates to land at 2679-2763 Waterford-Tamborine Road, and 2158 Beaudesert-Beenleigh Road, Tamborine. The land is described as:</p> <ul style="list-style-type: none"> • Lot 1 on RP883236 • Lot 12 on SP223752 • Lot 21 RP902997 • Lot 30 on SP223752 	<p>The submitter's support for the proposed changes to the Strategic Framework regarding the intent for the Tamborine Investigation Area is noted.</p> <p>The inclusion of the additional land in the Investigation Area is out of scope for this consultation because does not relate to a change that was made to the Draft Planning Scheme for second consultation. Investigation Areas have only been applied in the Draft Planning Scheme where the designation is consistent with its regional land use category under the SEQ Regional Plan including Urban Footprint or Rural Living Area designations. The subject land is in the Rural Zone and the Regional Landscape and Rural Production Area in the Shaping SEQ Regional Plan 2017.</p> <p>Notwithstanding, the key points of the submission are noted and may inform the scope for the planning investigation that is required for Tamborine.</p>	No	No	No change.	N/A

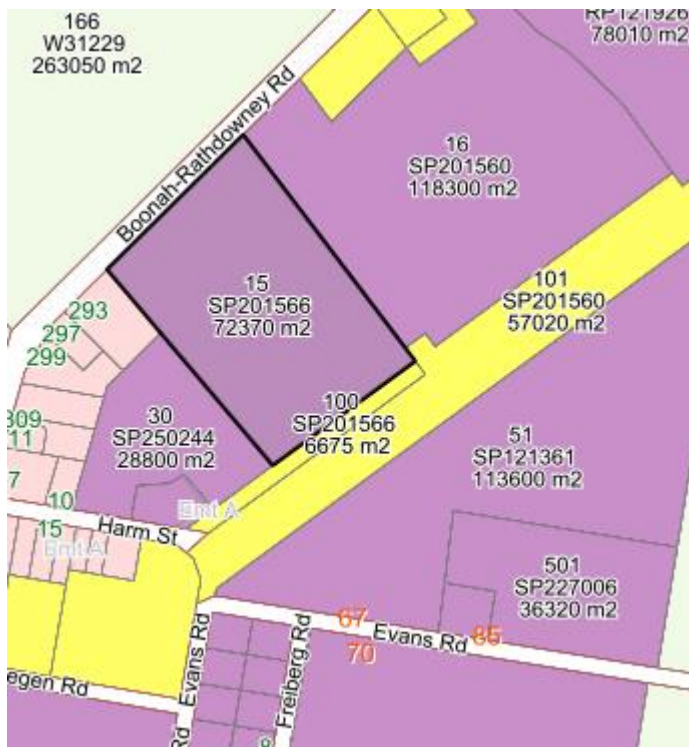
Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
	<p>The submission supports the changes made to the Strategic Framework in the consultation draft which provide further clarity about the intent for the Tamborine Investigation Area.</p> <p>It is submitted that more detailed investigation at Tamborine should be undertaken in the village area and it is requested that the abovementioned lots be included in the Tamborine Investigation Area.</p>					
SUB19057	<p>The submission contends that the Rural Living Area designation is not extensive enough to allow the Tamborine township to deliver its full potential as a rural village. The submission recommends that the Rural Living Area designation is extended to cover additional properties to the north and south of the Tamborine Waterford Road and be included for investigation which would include additional township and low density rural residential zoned land.</p> <p>The land is described as:</p> <ul style="list-style-type: none"> Lot 1 on RP883236 Lot 12 on SP223752 Lot 21 RP902997 Lot 30 on SP223752 Lot 2 on RP162660 <p>ATTACHMENT 1 - RECOMMENDED EXPANSION OF THE TAMBORINE RURAL LIVING AREA</p>  <p>It is submitted that the current small village at Tamborine offers few services and has little potential to grow given the low density nature of the surrounding area and development of Yarrabilba with its wide range of services and facilities close by to the north. Based on anecdotal evidence, it is considered that the approved shopping centre at Leach Road is uneconomic to develop with the low density nature of the surrounding area. Further, given the short distance to Yarrabilba, it is likely that very little development or provision of additional services will occur unless a change is made to the existing land use pattern to increase the immediate supporting population to the village at Tamborine.</p>	<p>The Rural Living Area designated land is described within the <i>Shaping South East Queensland Regional Plan 2017</i>. The requested inclusion of the subject land in the Rural Living Area at Tamborine is outside the scope of changes to the Draft Planning Scheme. The request would require consideration by the Queensland Government regarding a proposed change to the South East Queensland Regional Plan.</p> <p>Investigation Areas have only been applied in the Draft Planning Scheme where the designation is consistent with its regional land use category under the SEQ Regional Plan including Urban Footprint or Rural Living Area designations. The subject land is in the Rural Zone and the Regional Landscape and Rural Production Area in the Shaping SEQ Regional Plan.</p> <p>Notwithstanding, the planning grounds of the submission are noted and may inform the scope for the planning investigation that is required for Tamborine.</p>	No	No	No change.	N/A

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	<p>It is considered that the proposed Rural Living Area designation may generate some additional supporting population to the village area but will be piecemeal, slow to occur, and will not deliver any other benefits to the creation of a lively, vibrant village at Tamborine.</p> <p>The submitter refers to investigations undertaken by Roberts Day Pty Ltd on behalf of a local landowner in 2017, which indicates that there are opportunities to:</p> <p>a) Develop unconstrained land adjoining the township to provide sufficient residential population to support the village's growth. The submission notes that <i>'there are several parcels of land in the Rural Zone that have not been developed, namely Lot 1 RP 883236 Lot 21 RP 902997 (free from constraints) and Lot 30 SP 223752 and Lot 2 RP 162660 both shown as having significant MSES Vegetation and other constraints, but a 2017 site survey indicated a sizeable portion of the former and a small portion of the latter sites were free of constraints.</i></p> <p>ATTACHMENT 2 – TAMBORINE VEGETATION MAPPING 2017</p> <p>State Mapping – MSES Regulated Vegetation</p>  <p><i>It is noted that a registered service provider supplies reticulated water to the Riemore Estate and initial analysis indicates that a reasonable number of additional residential properties could also be serviced at Tamborine and even more so, if a total water cycle management system were introduced. The areas of lot 30 and lot 2 not suitable for development offer the opportunity for the construction of a small sewerage treatment plant, storage and effluent disposal areas to serve the new residential community and be a key element of a total water cycle management system. Initial analysis indicates that it might be possible to develop a rural village with 800 – 1000+ additional dwellings at a low residential density zoning (refer Attachment 3) depending on detailed site mapping of constraints and service analysis.'</i></p> <p>b) Offer distinctly different living opportunities as compared to Yarrabilba and Greater Flagstone: <i>'The northern part of Scenic Rim and the southern part of Logan contain in excess of 13,000 rural</i></p>					

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	<p><i>residential properties with most of these having been created over the last thirty years. Currently land owners who wish to down size from their rural residential home to a smaller home in the local area only have the option of moving to the master planned communities of Yarrabilba and Greater Flagstone; with densities of development typically 18-20+ dw/ha and lot sizes ranging from 200 sqm upwards. The draft planning scheme low density residential zone contains provisions that the average lot size is to be a minimum of 700 sqm resulting in a residential density of around 9 dw/ha. By including low density residential zoned land in the new village area would provide a distinctly different housing choice for people who want to downsize and remain in the local area, but do not want to live in a high density residential community'.</i></p> <p>c) Develop as an exemplar rural village based on ecologically sustainable design principles: <i>'Given that the proposed sites are large, in single ownership and contain few or no structures, an opportunity exists for a master planning to create an exemplar rural village containing not just the distinctly different living options described above but containing the highest level of embedded ESD. Opportunities exist for: A fully integrated, and implementable, total water quality management system reducing water usage while maintaining green yards and green open spaces and Introduction of PV cells on a wide scale to reduce community energy use'.</i></p> <p>d) Become the northern tourist gateway to Scenic Rim: <i>'Both Waterford Tamborine Road and Beaudesert Beenleigh Road bring tourists from Logan, Brisbane and northern Gold Coast through Tamborine to access Mount Tamborine and the tourist areas to the south. A larger supporting residential population and additional township area could provide the opportunity for increased tourist services to complement that provided by the Bearded Dragon and the proposed supermarket, all in a quality village setting with panoramic views of the bluff at Tamborine. Given that the nearest rural village, Logan Village to the north, is becoming increasingly busy due to the growth of Yarrabilba, Tamborine has the opportunity to become a significant stop for tourists on their trips to the major tourist attractions of Scenic Rim to the south generating:</i></p> <ul style="list-style-type: none"> <i>life and vitality to the new village at Tamborine and</i> <i>economic development opportunities for Scenic Rim'.</i> 					

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	<p>ATTACHMENT 3 – PROPOSED NEW RURAL VILLAGE AT TAMBORINE</p> 					
SUB19039	<p>The submission is a reiteration of the previous submission (PLSS18/000180) and requests that land at 115 Mundoolun Connection Road, Canungra be investigated for future inclusion in an urban zone. The land involves 14 separate lots and includes a lot partly included in the north western corner of the Canungra Urban Footprint. The land is described as:</p> <ul style="list-style-type: none"> • Lot 2 RP79936; • Lot 6 SP246350; • Lot 2 RP228599; • Lot 37 RP31895; • Lot 12 CP880399; • Lot 1 SP246350; • Lot 1 WD5407; • Lot 1 RP32076; • Lots 1,3,4, 5 & 6 on SP236463; and • Lot 4 SP110295. <p>The 14 land parcels (see below) have a total area of 796 hectares.</p>	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. Council's previous recommendation regarding this submission applies (refer to PLSS18/000180 in Appendix 1 of the Draft Scenic Rim Planning Scheme Consultation Report).</p> <p>Any mapping changes that reflect a change in the intent for land uses are out of scope as further public consultation would be required.</p>	No	Yes	No change.	N/A

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	 <p>The submission considers that the land would be a logical expansion of the Urban Footprint applying to Canungra. Under the control of a single land owner, the submission notes that a well-planned and coordinated development outcome could be delivered.</p> <p>It was previously requested that the land be included in an Investigation Area.</p> <p>Council previously advised that Investigation Areas have only been applied where the designation is consistent with its regional land use category under the SEQ Regional Plan including Urban Footprint or Rural Living Area designations. It was stated that local planning studies into expansion of any area outside Urban Footprint have not yet been undertaken. This approach is considered responsive rather than a forward planning process guiding the new Planning Scheme.</p> <p>Should the site not be included in an Investigation Area at this time, it is requested that reference be provided at a lower order zone mapping level to allow appropriate assessment in the interim.</p>					
SUB19044	<p>The following comments are raised in the submission:</p> <ol style="list-style-type: none"> 8.2.9 Regional Infrastructure Overlay Code <ol style="list-style-type: none"> Include separation distances from bulk water supply infrastructure as outlined in Table 2: Recommended separation distances from bulk water supply infrastructure, located in the State Planning Policy – State Interest Guidance Material Energy and Water supply. Remove of typographical errors occurring in the document. Overlay Map OM-09-A Regional Infrastructure Overlay - Water & Wastewater <ol style="list-style-type: none"> Include a WTP at Aratula and a Pump Station in Beaudesert 8.2.10 Water Resource Catchments Overlay Code 	<p>The Regional Infrastructure Code has been reviewed, however, no typographical errors have been identified.</p> <p>The remainder of the submitter's proposed amendments are outside the scope of this consultation and would require further public consultation because they constitute significant mapping changes that reflect development constraints. It is recommended that these matters be reviewed as part of a future amendment to the Planning Scheme.</p>	No	Yes	Consider suggested changes in a future amendment to the Planning Scheme.	N/A

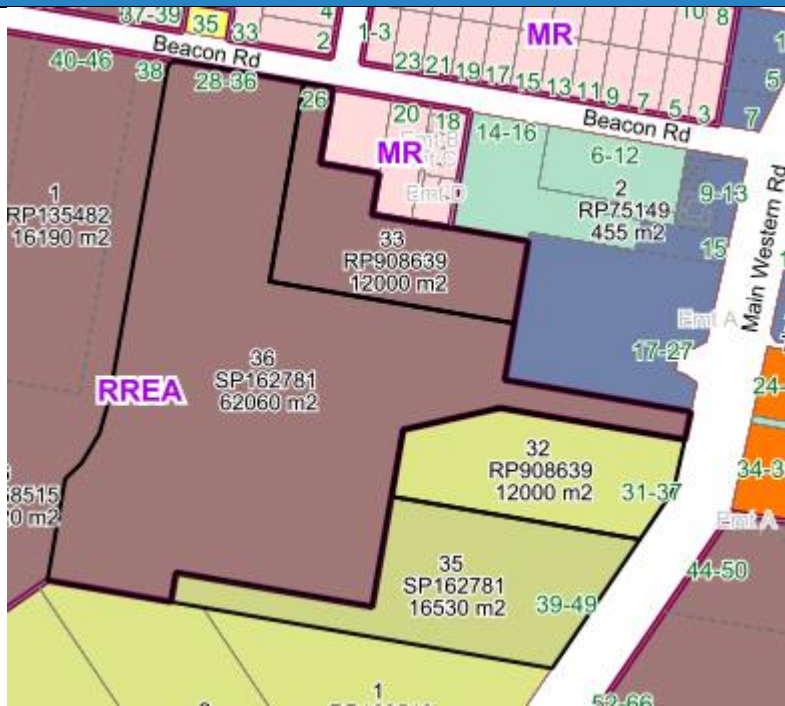
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	<ul style="list-style-type: none"> a. Table 8.2.10.3.3 - Increase minimum horizontal separation distances in accordance with Seqwater's Land Use Risk Tool b. Expand PO2 of Table 8.2.10.3.1 to include animal keeping activities. c. Inclusion of outcomes that require development to maintain the existing groundwater hydrological regime. <p>4. Overlay Map OM-10-A Water Resource Catchments Overlay - Catchment Area</p> <ul style="list-style-type: none"> a. Include urban footprint areas of Boonah, Kooralbyn, Canungra, Beaudesert and Bromelton in the mapping of Water Resource Catchment Areas and Water Supply Buffer Areas. 					
SUB19045	<p>The submission is made in response to Council's recommendation for the previous submission about Lot 15 on SP201566 (PLSS18/000238).</p>  <p>Upon review of the Council's response, the submission raises the following concerns:</p> <ol style="list-style-type: none"> <u>Air service use - inconsistent use in the Industry Zone</u> <p>In the consultation report, Council noted that: <i>'An Air service use may involve activities that potentially involves the attraction of high visitor numbers such as passenger facilities and training and educational facilities, which is considered to be incompatible with the uses expected to occur in the Industry Zone. Accordingly, the recognition</i></p>	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. Council has reviewed its response and previous recommendation in light of this latest submission and it is determined that the response to the first consultation of the Draft Planning Scheme still applies.</p>	No	No	No change.	N/A

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	<p><i>of an Air Service as a consistent use in Table 6.2.4.2.1 - Consistent Uses and Potentially Consistent Uses in the Industry Zone is not supported'.</i></p> <p>Upon review, the submission contends the above statement appears to be based on all 'Air service uses' potentially involving activities that attract high visitor numbers such as '<i>passenger facilities, training and educational facilities</i>'. We note these activities are ancillary components of the primary use which would normally only be considered in some circumstances and on a case by case basis. Primary 'Air service use' components such as a basic 'aircraft hangar' for storage, repair and maintenance are 'industry aligned' type uses and will not attract high visitor numbers such as '<i>passenger facilities, training and educational facilities</i>'. As such, uses such as an 'aircraft hangar' should be considered to be consistent with the uses expected to occur in the Industry Zone.</p> <p>If Council is particularly concerned with the potentially 'high visitor' generating ancillary components of the 'Air services use' definition, we request that an 'Air service use' is only identified a consistent use in Table 6.2.4.2.1 - <i>Consistent Uses and Potentially Consistent Uses in the Industry Zone</i> 'where not including '<i>passenger facilities, training and educational facilities</i>'. Alternatively, Council could identify part (b) <i>housing, servicing, refuelling, maintaining or repairing aircraft</i>, of the 'Air services use' definition as consistent in the Industry Zone.</p> <p>2. <u>Environmental Significance Overlay Map 4E</u></p> <p>In the consultation report, Council noted that:</p> <p><i>The submission's concern over the effect of Environmental Significance Overlay Map 4E map on Lot 15 SP201566 is noted. In relation to the mapping that informs the Overlays of the Draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the State government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the Planning Scheme.</i></p> <p><i>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the Draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data.</i></p> <p>The original submission identified <i>Environmental Significance Overlay Map 4E – Local Watercourses</i> on the subject site to be incorrect, and noted that such mapping will unnecessarily overcomplicate simple planning processes and the potential future use and development of the site for industry purposes.</p>					

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	<p>The submission does not support Council's adopted approach of placing overlays mapping over private property in a 'general' sense (whether existing or not) and essentially leaving it up to the property owner (or applicant) to ground truth the overlay's legitimacy at a later stage – particularly through the 'exemption certificate' or development application process. With all due respect, Planning Schemes should be an accurate reflection of the constraints on a site (to the greatest possible extent) and not just a basic generalisation. Surely this approach dilutes the relevance of the mapping?</p> <p>Experience has told us, that once an overlay is mapped on land (regardless of the local government area), correct or not, they generally form the policy intent for a site moving forward, and they are extremely hard to negotiate around.</p> <p>In the case of the subject property, photographic evidence was provided to Council which clearly shows no 'Local Watercourse' on site. In this case, the owner of the property would appreciate if Council was to re-investigate the overlay mapping before the land is inappropriately constrained.</p> <p>3. <u>Absence of Airport/Aviation Facility Protection Overlay</u></p> <p>In the consultation report, Council noted that: <i>'The Draft Planning Scheme similarly does not include an Airport / Aviation Facility Protection Overlay. However, the PO/AO2 in the Industry Zone Code seeks to ensure that development is of a height that does not create an intrusion into or compromise aircraft safety in the operational airspace of the adjacent airfield. The outcome is included in the Industry Zone Code as this is the predominant zoning of land surrounding the airfield where development could potentially impact on the Obstacle Limitation Surface. Adjoining Low Density Residential and Rural Residential zoned land has a height limit of two storeys or 8.5m and this limits development from intrusion into the OLS.'</i></p> <p>We note the above statement is primarily based on protection of the Boonah Airfield through regulating building heights to ensure that development does not create an intrusion into, or compromise aircraft safety in the operational airspace of the airfield. Whilst this is an important part of protecting the functionality of the airfield, the submitter is also concerned about the general encroachment of sensitive residential uses within close proximity to the airfield, which may subsequently generate resident complaints due to aircraft traffic, noise, etc. allegedly impacting on residential amenity. The submission is concerned that complaints will start to become an issue around the Boonah Airfield unless the appropriate protections are put in place.</p> <p>The submission states that the reason an <i>Airport / Aviation Facility Protection Overlay</i> is sought is to limit the development of new residential uses in close proximity to the airfield to essentially protect the airfield's long term viability, and to limit future complaints generated from residents.</p> <p>It is requested that Council reconsider this point to protect this unique community use from the encroachment of incompatible and inappropriate sensitive land uses moving forward.</p>					

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
SUB19058	<p>The submitter is grateful for the opportunity to review the Draft Scenic Rim Planning Scheme as part of the second round of public consultation. The City of Gold Coast (City) has a strong interest in considering cross border planning and infrastructure matters within the Scenic Rim Planning Scheme.</p> <p>City Officers have reviewed the Consultation Report dated 19 August 2019 and noted that matters relating to cross border planning and infrastructure as discussed in the submission were considered. However, it was noted that no further amendments have been made to the Draft Scenic Rim Planning Scheme in response to the City's submission.</p> <p>The submitter takes the opportunity to reiterate the importance of strengthening cross border planning and infrastructure relations with particular reference to catchment management.</p>	<p>The submitter's cross border planning and infrastructure interests are noted. There is a mutual interest in strengthening cross border planning and infrastructure relations and emphasis on catchment management. As the planning scheme review process progresses, amendments to the planning scheme that are relevant to these cross border interests will involve consultation with neighbouring local government areas.</p>	No	No	No change.	N/A

2. Tamborine Mountain

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
SUB19004	 <p>The submitter seeks explicit statements in the strategic intent for the Mountain Community section of the strategic framework that no further subdivision is an "interim" policy with reference to further investigation, planning studies and community consultation to be undertaken.</p> <p>The submission requests Council consider infill development which allows for re-subdivision of land in this locality and allowing a limited number of lots will support the adjacent District Centre.</p> <p>The subject land of the submission comprises four allotments, with frontages to both Main Western Road and Beacon Road, Tamborine Mountain and is described as:</p> <p>Lot 32 on RP908639 (1.2ha) Lot 33 on RP908639 (1.2ha) Lot 35 on SP162781 (1.653ha) Lot 36 on SP162781 (6.206ha)</p> <p>The total site area is 10.259ha without any constraints of easements, building envelopes or statutory covenants. The land is contained within the Rural Living Area under the <i>Shaping SEQ Regional Plan 2017</i>.</p>	<p>The public consultation process raised several matters regarding the proposed subdivision policy for Tamborine Mountain that require more detailed consideration, including:</p> <ul style="list-style-type: none"> concerns about the protection of existing character; infrastructure capacity; Environmental and landscape amenity concerns; and the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain.</p> <p>It is noted that the submission is seeking reference to the subdivision policy as an 'interim' policy and an indication of the timing of any review is requested as a way of providing certainty that the proposed policy is subject to a review.</p> <p>The Planning Scheme describes the planned intent for development on Tamborine Mountain in the Strategic Framework in a way that provides certainty for development under the Planning Scheme. Once the Planning Scheme is finalised and outstanding policy matters are prioritised for review through planning investigations or changes directed by the State Government, a review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment.</p>	Yes	No	No change.	N/A
SUB19005	<p>The submission:</p> <ol style="list-style-type: none"> Supports no more subdivision on Tamborine Mountain until a formal review is conducted as no reason for subdivision on the Mountain has been provided and impacts have not been assessed. 	<ol style="list-style-type: none"> The submitter's support for the proposed changes regarding the residential subdivision policy in the Draft Planning Scheme is noted. The concern about <i>Commercial Groundwater Extraction</i> for local supply is noted, however Council's policy position expressed within the first Draft Planning Scheme regarding <i>Commercial Groundwater</i> 	Yes	No	<ol style="list-style-type: none"> No change. No change. 	N/A

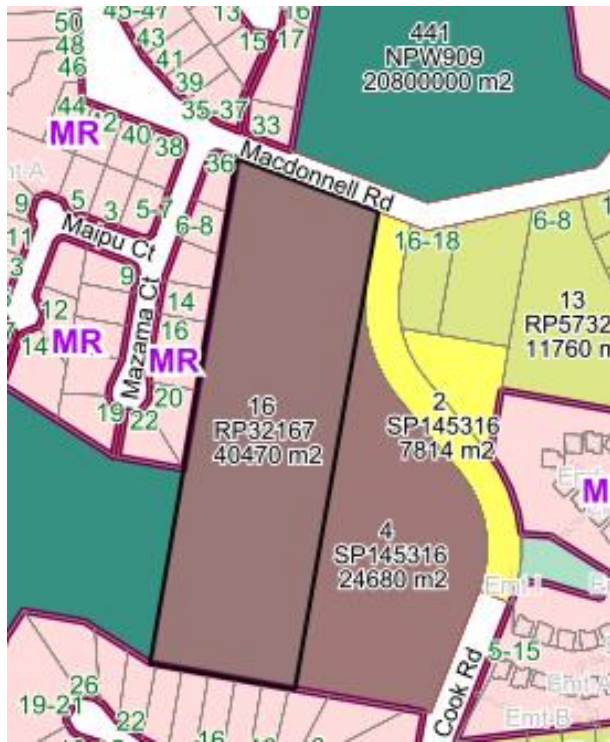
Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
	<p>2. Does not support Commercial Water Extraction for local supply only, being an inconsistent use. It should be consistent as another supplier is required and fees are too high.</p> <p>3. Supports re-classifying area north of Minitzky Road from the Rural Residential Zone to the Minor Tourism Zone. However, limits of minor tourism do not allow expansion for the submitter. There needs to be a statement in Strategic Intent allowing for expansion which is low impact and compatible as Council did for Thunderbird Park.</p>	<p><i>Extraction</i> for local supply remains current. A number of submissions have been received in relation to this issue both for, and against enabling <i>Commercial Groundwater Extraction</i> for local supply.</p> <p>3. The support for the inclusion of land on Main Western Road north of Manitzky Road in the Minor Tourism Zone is noted. It is recommended that additional policy be included 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. Refer to SUB19003.</p>			3. Change as referred to in SUB19003	
SUB19008	<p>1. The submission supports the proposed changes to the Draft Planning Scheme regarding development on Tamborine Mountain. Specifically, the restriction on any further subdivision is supported as 'resources on the mountain are limited and it is very important to both residents and the visitors that the rural character is maintained'.</p> <p>2. The changes to the Draft Planning Scheme concerning ecological considerations are also very welcome - particularly the Rural Escarpment Protection Precinct and the emphasis on maintaining habitats.</p> <p>3. The submission notes an error in the legend on the zone maps of the Draft Planning Scheme in that the legend incorrectly refers to the 'RE: Rural Escarpment Protection' and should refer to 'EP: Escarpment Protection' in accordance with the maps.</p> <p>4. The submission suggests that Outcomes (4)-(5) in Part 3, Strategic Framework, Section 3.6 Environment and Natural Hazards, 3.6.2 Strategic Outcomes - Natural Environment and Regional Landscape Values should refer to the protection of Federal Significant Species as well as State Significant Species and viable koala populations. Tamborine Mountain is home to several species and habitats listed under the EPBC Act.</p>	<p>1. The support for the changes proposed to the Draft Planning Scheme is noted.</p> <p>2. The support for the changes proposed to the Draft Planning Scheme is noted.</p> <p>3. The error identified on the legend of the zone maps for the Rural Escarpment Protection Precinct is noted and it is recommended that the legend on the zone maps be amended to correctly refer to the precinct.</p> <p>4. The Strategic Intent for the Natural Environment and Regional Landscape Values (section 3.6.1) of the Strategic Framework for the Draft Planning Scheme states that: <i>The natural environment will be managed by ensuring: (1) Matters of Natural Significance are valued and protected;...and at the Strategic Outcomes table (3.6.2) under the Element Natural Environment and Regional Landscape Values the Strategic Outcome includes (1) Development is located to avoid significant impacts on Matters of National Environmental Significance....</i> These matters which are protected under the <i>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i> include world heritage properties, national heritage properties, wetlands of international importance, listed threatened species and communities and listed migratory species.</p> <p>MNES that have geographically defined boundaries and are relevant to and present in the Scenic Rim Region are included in the Overlay Mapping of the Draft Planning Scheme, such as Overlay 4A - Environmental Significance - Biodiversity, <i>Protected Areas</i> which includes National Estate and World Heritage listed areas. Similarly Overlay 4C - Environmental Significance - Priority Species are included as MNES within the Draft Planning Scheme.</p> <p>Further, the <i>State Planning Policy state interest guideline - Biodiversity</i> advises that applicants are required to refer to the Commonwealth koala referral guidelines when considering a development project that is likely to impact the koala (a species that is a MNES and listed as a vulnerable species under the EPBC Act).</p>	Yes	No	<p>1. No change.</p> <p>2. No change.</p> <p>3. Amend the legend on all zone maps to correctly reference the Rural Escarpment Protection Precinct.</p> <p>4. No change.</p>	No
SUB19010	The submission relates to the Gross Floor Area (GFA) of Secondary dwellings and makes the following comments:	The matters raised in the submission are noted, however, the difference in regulation for Secondary dwellings and Dual Occupancy is based on	No	No	No change.	N/A

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	<p>The submitter supports the policy of the Draft Planning Scheme which seeks to limit the GFA of <i>Secondary Dwellings</i> so that they remain subordinate to the primary dwelling.</p> <p>It is noted that a sliding scale for the maximum size of domestic sheds relative to the area of the land applies in the Dwelling House Code. It is suggested that this principle apply to the size limitation for <i>Secondary dwellings</i> to address the impacts of the scale of <i>Secondary dwellings</i>. For example, 'if you have a lot of 10,000 m², 60 m² is < 1 percent of this area. If you were to allow up to 200m² on this lot, then that is still only 2 percent. If both dwellings were also subject to a limitation that the combined area of both dwellings cannot exceed 50% of the plot area, then this would serve to eliminate abuse of building too large on smaller large lots e.g. 2,000 m².'</p> <p>The submission supports the change that makes all Dual Occupancy development Impact Assessable on Tamborine Mountain.</p> <p>It is also considered that the use of GFA to measure the building size will lead to unintended and undesirable consequences: 'In designing a small building to fit within this limitation, a builder will seek to maximise the internal floor area. This naturally leads to a reduction in the exterior wall thickness since GFA is measured to the outside of external walls. A thin exterior wall could limit the options for insulation and means that it is harder to achieve the 6* energy rating that is now required.</p> <p>Since many secondary dwellings could likely be used to house elderly parents, it would appear unethical to implement a restriction that would indirectly affect this demographic either through imposing higher heating and cooling costs on them, or lead to poorer health outcomes. The same outcome can be obtained through limiting the size of buildings using gross internal area i.e. as measured to the inside of external walls. This gives more freedom to designers to achieve 6* energy rating, and should also support greater variety of architectural style (even if only through use of different cladding). In other words a change of the definition would resolve the implicit trade-off between building size and energy efficiency without materially impacting upon the intended purpose of limiting building footprint.'</p>	<p>facilitating two distinctly different housing types, rather than a particular built form outcome (including site cover and plot ratio).</p> <p><i>Secondary dwellings</i> have a different role and function to <i>Dual occupancies</i>. <i>Secondary dwellings</i> fall under the <i>Dwelling House</i> land use definition and are described as <i>a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.</i></p> <p><i>Dual occupancy:</i> <i>(a) means a residential use of premises for 2 households involving -</i> <i>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</i> <i>(ii) any domestic outbuildings associated with the dwellings; but</i> <i>(b) does not include a residential use of premises that involves a secondary dwelling.</i></p> <p>The <i>Secondary dwelling</i> is expected to be limited to the size of a traditional 'granny flat' (regardless of allotment size) and be connected to the same services (electricity, water, sewer) as the primary dwelling. 60m² is considered adequate for this type of building as the potential household size it could accommodate would not generate additional demand on infrastructure, which would be the case for a Dual Occupancy.</p> <p>The change to the second consultation draft making Dual Occupancy development Impact Assessable on Tamborine Mountain was made in response to concerns about changes to the existing low-density development pattern and infrastructure capacity.</p> <p>Limiting <i>Dual Occupancy</i> on Tamborine Mountain may encourage <i>secondary dwellings</i> (limited at 60m²) as the preferred mechanism to providing further housing variety to meet the changing needs of the community.</p>				
SUB19011	<p>The submission relates to the previous submission from the 2018 public consultation of the Draft Planning Scheme which requested the ability to create further additional lots at 57-76 Curtis Road, Tamborine Mountain (PLSS18/000165).</p> <p>The submission objects to the proposed changes to the Draft Planning Scheme which prevent further subdivision on Tamborine Mountain. It is submitted that the housing development adjacent to the submitter, which comprises 17 lots and approved as a small lot subdivision, devalues the submitter's property. The decrease in value is said to be in the order of approximately half of what their property was valued at before the development. It is requested that allowing their 8.5 acre lot to be subdivided into three rural residential lots should be reflected in the new Planning Scheme which would help to compensate for the decreased property value. The submission advises that their Town Planner has also been advised of this objection.</p>	<p>The previous response to this submitter regarding subdivision on Tamborine Mountain remains current and is included below.</p> <p><i>The proposed policy for subdivision on Tamborine Mountain that was included in the consultation draft aimed to facilitate limited growth whilst also protecting the environmental values and existing character and amenity. However, the public consultation process raised a number of matters regarding the proposed subdivision policy that requires more detailed consideration, including:</i></p> <ul style="list-style-type: none"> • <i>concerns about the protection of existing character;</i> • <i>infrastructure capacity;</i> • <i>environmental and landscape amenity concerns; and</i> • <i>the long-term plan for additional growth on Tamborine Mountain.</i> 	Yes	No	No change.	N/A

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		<p><i>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain that supports the creation of any additional lots.</i></p> <p><i>Accordingly, to give effect to this change in draft policy position, it is proposed to amend Overlay Map OM-13 - Minimum Lot Size to exclude all lots in Tamborine Mountain that are currently included in either the 1 hectare or 3,000 m² minimum lot size area. Any Reconfiguration of a Lot application in the Rural Residential Zone on Tamborine Mountain (i.e. land not included in Overlay Map OM-13 - Minimum Lot Size) will be subject to the impact assessment process and subsequently, assessed against the Strategic Framework.</i></p> <p><i>Additional policy has also been included in the Strategic Framework, which states that any further subdivision of land in the Rural Residential Zone (which includes Rural Residential A Precinct) is not supported on Tamborine Mountain.</i></p> <p>It should also be noted that the Draft Planning Scheme describes the planned intent for development on Tamborine Mountain in the Strategic Framework in a way that provides certainty for development under the Planning Scheme. Once the Planning Scheme is finalised and outstanding policy matters are prioritised for review through planning investigations or changes directed by the State Government, a review of any change in growth policy including subdivision on Tamborine Mountain, may be prioritised and addressed through a Planning Scheme amendment.</p>				
SUB19015	<p>The submission raises the following matters:</p> <ol style="list-style-type: none"> I applaud Council's decision to submit for State Government approval a general ban of subdivision on Tamborine Mountain in the revised Planning Scheme. My reasons for backing Council's decision are: <ul style="list-style-type: none"> Allowing subdivision could mean an exponential increase in housing This would generate greatly increased traffic Which in turn would place greater strain on the existing infrastructure All of which would impact on the natural environment And the ambience of the village style living on this plateau.' 'Local water supply from the mountain aquifers should be termed 'Consistent' rather than 'Inconsistent'. Consider: <ul style="list-style-type: none"> There are no reticulated water or sewerage systems on Tamborine Mountain 	<ol style="list-style-type: none"> The support for the changes to the Draft Planning Scheme in relation to subdivision on Tamborine Mountain is noted. Council's policy position expressed within the first Draft Planning Scheme regarding <i>Commercial Groundwater Extraction</i> for local supply remains current. A number of submissions have been received in relation to this issue both for, and against enabling <i>Commercial Groundwater Extraction</i> for local supply. 	Yes	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
	<ul style="list-style-type: none"> Bores are expensive to drill and set up and until recently rainwater gathering tanks were no bigger than 31,000 litre capacity Most households on Tamborine Mountain do not have bores that tap the aquifers During every prolonged dry period a large percentage of residents have to purchase water (currently \$190.00 for a load of 12,000 litres)'. 					
SUB19019	<p>The submitter makes the following comments relating to Dual Occupancy development:</p> <ol style="list-style-type: none"> Regarding Table 5.5.8.2 "Mountain Residential Precinct", I fully support the proposal in the latest draft that Dual Occupancy is not permitted. Regarding Table 5.5.16.2 on Page 5.5.16, "Rural Residential A or RREA Precinct" I submit that the clause "Where not located in a Mountain Community" should be deleted. My reasons for deleting this clause are <ol style="list-style-type: none"> this blanket restriction does not allow Council to approve dual occupancy on large RREA blocks (e.g. 2ha or greater) where such development has little if any negative impact on the community (e.g. the traffic impact is minimal; the additional dwelling is not visible from the street; and the block is clear of native vegetation) and the dual occupancy contributes positively to the local community in terms of employment and improved quality of residences; the term "Mountain Community" is not defined in the document; this clause appears to be unnecessarily restrictive and does not take into account the different views and needs of residents. while the Rural Escarpment requires protection from development and dual occupancy is inappropriate for Mountain Residential Precincts, there does not appear to be a community or environmental benefit in restricting dual occupancy on very large RREA blocks. 	<ol style="list-style-type: none"> The support for the change to the policy for Dual Occupancy in the Mountain Residential Precinct is noted. Dual Occupancy is Impact Assessable (consistent) Development in the Rural Residential Zone – Rural Residential A Precinct where on Tamborine Mountain and the term <i>Mountain Community</i> is referenced on the Strategic Framework mapping. In response to several submissions relating to the policy for Dual Occupancy development on Tamborine Mountain, it was proposed to decrease the density for a <i>Dual occupancy</i> by ensuring it aligns with the minimum lot size for the zone. This seeks to protect the established pattern of residential development on Tamborine Mountain. 	Yes	No	No change.	N/A
SUB19020	<ol style="list-style-type: none"> The submission thanks Council for the response to earlier submissions (PLSS18/000569 and PLSS18/000164) and the change is appreciated – especially regarding the policy that seeks to preclude the creation of additional lots on Tamborine Mountain. The submission also notes that Koala Habitat is identified on Overlay Map 4C over 30 Siganto street, but it is considered that this is not possible as the trees are jacarandas (at the back of the property) and koalas eat gum leaves. In the response to PLSS18/000318, enabling commercial groundwater extraction for local supply only was not enacted upon. The submitter advises that the matter is urgent and some bores have already run dry. 	<ol style="list-style-type: none"> The support for the changes to the Draft Planning Scheme is noted. In relation to the mapping that informs the Overlays of the Draft Planning Scheme, the data relied on in these Overlays were either informed by studies undertaken at a larger scale such as at a region or catchment level or involve state-wide data sets provided by the state government. The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site. Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the Planning Scheme. 	Yes	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
		<p>To ensure fairness and consistency in overlay mapping methodology across the region, it is not proposed to review overlay mapping for individual lots as part of the progression of the Draft Planning Scheme. However, when updated mapping becomes available, the overlay mapping will be amended to reflect any recently available data.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint. For example, the Environmental Significance Overlay seeks to protect certain matters of environmental significance. However, exempt clearing opportunities for the minor clearing of vegetation have been provided.</p> <p>Furthermore, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p> <p>3. Council's policy position expressed within the first Draft Planning Scheme regarding <i>Commercial Groundwater Extraction</i> for local supply remains current. A number of submissions have been received in relation to this issue both for, and against enabling <i>Commercial Groundwater Extraction</i> for local supply.</p>				
SUB19021	<p>1. The submitter is grateful for the opportunity to further comment on the proposed changes to the Draft Planning Scheme and Planning Scheme Policies and commends Council on an extensive and professional public consultation process that has provided a genuine opportunity for public comment much of which is reflected in the key changes proposed.</p> <p>2. The submission raises concerns about a lack of clarity, vague and subjective wording of the changes to the <i>Exempt clearing</i> definition which neither guides the applicant or can be used as a basis for compliance when managing the removal of native vegetation. The submission states that the previous wording provided a prescriptive definition of permitted distance for exempt clearing; a clear and objective indication of what is permitted. It is requested that the intent of section (10) and (11) is achieved while retaining a prescriptive distance for clearing which should be reinstated.</p>	<p>1. The support for the changes made to the Draft Planning Scheme and the consultative approach which provided for genuine public involvement in the development of the Draft Planning Scheme is noted.</p> <p>2. A review of the changes to the exempt clearing definition has been undertaken. In relation to section (11) of the <i>Exempt clearing</i> definition, the intent and overall outcome remains unchanged within the definition. No change is required.</p> <p>In relation to section (10), the following minor additions are proposed to be included in the <i>Exempt clearing</i> definition:</p> <p>(10) Clearing of <i>native vegetation</i> where: <u>(a) it is limited to within 10 metres of existing infrastructure or buildings and</u> necessary to remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation; <u>and</u> <u>(b) replacement of the removed vegetation with suitable native vegetation in a suitable location on the site is ensured;</u></p>	Yes	No	<p>Change the <i>Exempt clearing</i> definition at Schedule 1 Administrative Definitions, <i>Exempt clearing</i> item (10) to read as follows:</p> <p>(10) Clearing of <i>native vegetation</i> where: <u>(a) it is limited to within 10 metres of existing infrastructure or buildings and</u> necessary to remove or reduce imminent risk of serious personal injury or damage to infrastructure</p>	No

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		The additional wording means that lots that are not in the Rural Zone but are greater than 2000m ² are provided with parameters in which the exemptions apply that are more consistent with the overall policy and provide a clearer outcome for landowners and regulators regarding clearing native vegetation to reduce imminent risk of personal injury or damage to infrastructure.			posed by the vegetation; <u>and (b) replacement of the removed vegetation with suitable native vegetation in a suitable location on the site is ensured.</u>	
SUB19024	<p>The submission makes further comments in relation to the previous submission seeking residential development opportunities for Lot 16 on RP32167 (PLSS18/000083):</p>  <p>The submission primarily raises concern over the rural residential zoned land that was previously zoned Village Residential; and the ruling about subdivision on Tamborine Mountain in the Draft Planning Scheme.</p> <p>The previous zoning it is submitted, was intended for future housing stock in the current Planning Scheme. Many people wishing to locate on Tamborine Mountain will not be catered for with the proposed zoning. This will create a market driven gap in supply and demand leading to inappropriately sized and overpriced blocks. The submission prefers well-planned growth options through the new Planning Scheme in the long term.</p> <p>Clarity should be provided for a limited number of blocks previously zoned Village Residential in Eagle Heights. This would require a relaxation of the subdivision rules to ensure an adequate future stock of smaller lots for community growth without disturbing the amenity of mountain life. The "further</p>	<p>The matters raised in the submission are noted. While Council's previous recommendation regarding this submission still applies, it is also noted that the submission is seeking an indication of the timing of any review of the subdivision policy.</p> <p>The Draft Planning Scheme describes the planned intent for development on Tamborine Mountain in the Strategic Framework in a way that provides certainty for development under the Planning Scheme.</p> <p>Once the Planning Scheme is finalised and outstanding policy matters are prioritised for review through planning investigations or changes directed by the State Government, a review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment. The specific points that have been provided by the submitter are relevant and may inform a future planning review.</p>	Yes	No	No change.	N/A

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	<p>review" of the subdivision policy for Tamborine Mountain flagged in the response to submissions from the first round of consultation does not have a defined scope, principles, nor timing.</p> <p>The submission provides a number of points for consideration within the review, some of which were provided in the initial submission. The submission recommends that the new Planning Scheme recognise "that affordable land is generally a function of smaller lot sizes, location, and/or shared amenities. Therefore, a reduction to the minimum lot size for Rural Residential lots that were previously zoned Village Residential could be appropriate for selected lots (such as Property Id. 15463). These blocks should be considered for more normal, vicinity-consistent block size limits, for example, 1000-2000m².</p>					
SUB19028	<p>The submission makes the following further comments in relation to the previous submission relating to various matters on Tamborine Mountain (PLSS18/000402):</p> <p>The submission generally supports the changes made following the first consultation on the Draft Planning Scheme and welcomes positive responses to many points raised in the initial submission. Some specific comments are provided:</p> <ol style="list-style-type: none"> 1. There should be provision for Council to require assessment where the subject matter is clearly present on the property, but omitted from an overlay. Council should not be trapped or constrained by shortcomings in the mapping that the overlays are based on. The submitter suggests not imposing a burden on landowners, instead ensuring the maps do not overrule reality. 2. SPP mapping identifies wildlife habitat outside state-regulated vegetation and Council should take steps to ensure development in those areas preserves the functioning of the wildlife habitat. The strategic intent may cover this though. The submitter provided information in response to Council's information sheet that asked submitters what environmental matters should be protected on Tamborine Mountain however the feedback was considered to be out of scope (mentioned in Council's response to PLSS18/000063 on p.125 of appendix 1). 3. The submitter reiterates that Tamborine Mountain requires further regulation in regard to vegetation clearing although the changes to the <i>Exempt clearing</i> definition are welcomed. The earlier point that positive outcomes for tourism and positive outcomes for residents are not necessarily aligned and so they should not be conflated in the Planning Scheme. 4. The intent about the approach under the <i>Planning Act 2016</i> that ensures flexibility and innovation while ensuring the planning intent for a particular location is adhered to, is not sufficiently clear. It is submitted that there is ambiguity of terminology used throughout the Draft Planning Scheme. 5. The submitter believes Council's view with regard to connectivity of wildlife corridors being outside the scope of the Draft Planning Scheme is short-sighted. 	<p>The submitter's general support for changes made following the first public consultation of Draft Planning Scheme are noted.</p> <ol style="list-style-type: none"> 1. The suggested change would comprise a structural change to the Planning Scheme. There are provisions within the development assessment process such as the Request for Information stage where Council's assessment planners can seek additional information and for those applications that are Impact-assessable, within the Impact assessment process during which the community can provide additional relevant and site specific information. Otherwise, as previously stated, the Planning Scheme should provide a level of certainty about the intent for development on the land. 2. The previous response although not directly the same as the point that has now been emphasised, is still relevant. The response made reference to the Albert Lyrebird which will be considered should any further environmental policy work be undertaken by Council. Consideration of wildlife habitat and biodiversity linkages are particularly relevant to Council's further environmental policy work. 3. Noted. The amended <i>Exempt clearing</i> definition now includes the words "(Where no precinct applies)" in relation to "Clearing of <i>Native vegetation</i> for the for the construction and maintenance of fencing required to carry out a <i>rural activity</i> on land in the Rural Zone..." The reference to "Where no precinct applies" applies to Tamborine Mountain and therefore this section of the <i>Exempt clearing</i> definition and all other parts of the definition that refer to the Rural Zone do not exempt clearing on Tamborine Mountain. <p>The reference to "Tamborine Mountain is renowned for its national parks and scenic beauty and is home to a vibrant and creative residential community, diverse local businesses and small farms catering for the local community and a thriving tourist market" does not suggest that the two groups - the local community and the tourist community are fundamentally linked.</p> <ol style="list-style-type: none"> 4. Noted. The earlier response about the approach under the <i>Planning Act 2016</i> that ensures flexibility and innovation while ensuring the planning intent for a particular location is adhered to, remains relevant. More detailed consideration regarding concerns about the protection of existing character; infrastructure capacity; 	Yes	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
	<p>6. The submitter welcomes the exclusion of further residential subdivision on the Mountain, given the need to preserve its character and to ensure the community and natural environment are sustainable given pressures on roads, water supply, sewage disposal etc.</p> <p>7. The submitter commends Council for responding positively to Tamborine Mountain submitters' calls for better protection of native vegetation on the Mountain.</p> <p>8. The submitter supports Council's proposed increases to the assessment levels of multiple dwelling, residential care facility and retirement facility given the proposal to change the St Bernard's pub area to Mixed Use.</p> <p>9. The submitter supports Council's response which preserves the interface between zones rather than endorsing constant creep, especially where the use of land in the existing zones is far short of its full potential.</p> <p>10. Council notes that there is merit in increasing connectivity of wildlife corridors, but notes this as outside the scope of the initial version of the Planning Scheme. Council notes refinement of MLES may be undertaken separately in future. Given Council has a biodiversity strategy and recognises the importance of wildlife corridors, and that land use is very directly related to protection and enhancement of biodiversity generally and wildlife specifically, it is submitted that this is a major oversight in the way the Planning Scheme has been developed.</p> <p>11. The submitter supports Council's response in avoiding rezoning land in a way that would allow future uses incompatible with the overall existing character and intent of the surrounding area, while supporting 3 of 3 ongoing and potentially expanded compatible tourism uses.</p> <p>12. The submitter is disappointed that the original submissions (with identifying information redacted) were not made publicly available, as this would improve transparency of the consultation process.</p> <p>13. The submitter in general sees the changes made since the initial consultation as positive and thanks Council for the opportunity to comment.</p>	<p>environmental and landscape amenity concerns; and the long-term plan for additional growth on Tamborine Mountain has been raised by Council as a response to others' submissions regarding Tamborine Mountain. The findings of a review may in the future identify a different articulation of Council's intent for the locality.</p> <p>5. Noted. As provided in the response to PLSS18/000063, increasing connectivity of wildlife corridors is outside the scope of the Draft Planning Scheme however, refinement of MLES may be undertaken in future which could lead to an amendment of the Planning Scheme.</p> <p>6. Noted</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. The future refinement work will be in addition to the Environmental Significance - Local Biodiversity Overlay that identifies MLES Core Corridor, Node Corridor, Stepping Stone and Critical linkage across the whole of the region within the Draft Planning Scheme. These matters have an associated Overlay Code for development assessment purposes. It is worth noting as well that Council's 2015 - 2025 Biodiversity Strategy provided the data for this Overlay.</p> <p>11. Noted.</p> <p>12. Noted.</p> <p>13. Noted.</p>				
SUB19029	<p>The submission makes the following further comments in relation to the previous submission relating to development at the Tamborine Mountain Conference Centre (PLSS18/000197):</p> <p>1. The landowners have acknowledged the changes to the purpose for the proposed Community Facilities zoning covering the site, to designate the site as a special area, and consider that as appropriate as it recognises that the purpose of the site is for 'community-related uses, activities and facilities'.</p> <p>2. The landowners request Council's reconsideration of the designation for a 'Place of worship' in Table 6.2.1.2.1. The designation for 'Short-term accommodation' for this site clearly contemplates a 'Place of worship' and a 'Function facility' as uses carried out on the site, yet the table only recognises a 'Place of worship (where involving an extension to an existing Place of worship)' as a consistent use. Given Council's long</p>	<p>1. Noted.</p> <p>2. It is not the intent of the Community Facilities zoning for this site to effectively increase the numbers of <i>Place of worship</i> by allowing both existing buildings (that are not currently places of worship) as well as extensions to an existing <i>Place of worship</i> to be consistent uses. The establishment of new Places of worship have the potential to generate impacts external to their site boundaries which are predominantly in residential areas and a higher level of assessment is therefore warranted.</p> <p>3. The request for Council to remove the qualifying element for <i>Short-term accommodation</i> as being 'associated with a Place of Worship or Function facility' is noted. However, it is not considered to "exclude the extensive historic usage of the site for outdoor education purpose by a very wide range of school groups from</p>	Yes	No	Amend the Acceptable Outcomes for AO1 in Table 6.2.1.3.1 Accepted and Assessable Development by removing the word "front" from the: <i>Front, side and rear boundary - within the Beacon Road Community Facilities Area</i>	No

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	<p>recognition that the Place of worship land use was appropriate for the Beacon Road Community Facilities Area, the landowners would request that the qualifying aspect for this land use be changed to 'Place of worship (where undertaken in an existing building or where involving an extension to an existing Place of worship)', in recognition of the site's existing lawful status.</p> <p>3. They would also acknowledge the change in this draft to include the 'Short term accommodation' land use for the site within the table of consistent and potentially consistent uses, Table 6.2.1.2.1 but request that Council remove the qualifying element for this site currently noted as 'associated with a Place of Worship or Function facility' as this excludes the extensive historic usage of the site for outdoor education purpose by a very wide range of school groups from around south-east Queensland. They believe that the qualifying aspect is too specific and limiting and should be permitted when associated with any lawful activity being carried out on the site.</p> <p>4. The landowners would also question why, Table 6.2.1.2.1, a 'Tourist park' is a potentially consistent use everywhere within the Community Facilities zone, with the sole exception of this site. It is suggested that, if it is potentially consistent elsewhere in the zone, there is no obvious reason why this site should be singled out for exclusion. Alternatively, perhaps there could be some parameters that would make it potentially consistent on this site.</p> <p>5. In relation to Table 6.2.1.3.1, which covers Assessment benchmarks for assessable development, the landowners would request that the front setback in AO1 for the Beacon Road Community Facilities Area be no different from the 6m that applies everywhere else in the zone. They accept that side and rear boundaries abutting residential activities should have a setback of 10m but the front setback will place unnecessary limitations on all but Lots 8 and 7, because the lots have frontages to at least 2 designated roads (Beacon Road, Keswick Road and the unnamed laneway fronting the National Park). Indeed, Lots 3 & 4 have street frontages, so a 10m setback would be unacceptably limiting.</p> <p>6. The landowners believe that the minor changes requested above do not remove the intent that Council has for the land, as outlined in the Strategic Framework for the Planning Scheme, in particular, section 3.4.1, Strategic Intent and 3.4.2, Strategic Outcomes, Element – Mountain Community (9) and so are submitted as being reasonable and appropriate for the ongoing function of this important economic and social element of the Tamborine Mountain community.</p>	<p>around south-east Queensland". Significant expansion of short-term accommodation activities and function facilities at this location may have potential implications for the amenity and infrastructure capacity of the local area.</p> <p>4. The 'Tourist park' is a potentially consistent use in the Community Facilities zone, except on this site because the proposed policy outcomes provide for a scale and intensity of uses that are expected to occur at this location, ensuring development is in keeping with the character of the area.</p> <p>5. Noted. The suggested change is within scope and the matters raised in point 5 of the submission are relevant. It is recommended that the front setback be reduced from 10 metres to 6 metres as per the underlying Community Facilities Zone building setback distance.</p> <p>6. Noted.</p>			and sharing....this will in effect reduce the building setback distance from 10m to 6m for the front setback.	
SUB19031	<p>1. Council's careful review of submitters' comments in the first round is appreciated, as is the opportunity to have a second response to the amendments that have been made.</p> <p>2. Whilst some aspects are disappointing, others are to be welcomed. Among the latter is that there is no further subdivision on the mountain, pending a formal review at a future date. It is to be hoped this will entail an opportunity for public comment.</p>	<p>1. Noted.</p> <p>2. Noted. A review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment which would involve an opportunity to for the community to comment on the content.</p> <p>3. Noted.</p> <p>4. Noted.</p>	Yes	No	No change.	N/A

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	<p>3. In view of increased tree and vegetation felling on the mountain with some illegal activity by State standards, re-introducing the Vegetation Management Area Overlay is timely.</p> <p>4. Whilst increasing minimum lot sizes for dual occupancy is a step in the right direction, Tamborine Mountain would not benefit from a population increase via any dual occupancy provision. The infrastructure here is minimal and there is no reticulated water or a sewerage system.</p> <p>5. Designating water extraction as an inconsistent use is a positive and cautious step, considering the expense incurred by Council and residents trying to limit large scale off mountain commercial water extraction by developers who, considering the potential profits, are willing to buck the system.</p>	<p>5. Noted. The submitter's support for Draft Planning Scheme in relation to the assessment level for groundwater extraction is noted.</p>				
SUB19033	The submitter is happy for Council to continue with an inconsistent use of water on Tamborine Mountain.	The submitter's support for Draft Planning Scheme in relation to the assessment level for groundwater extraction is noted.	No	No	No change.	N/A
SUB19034	<p>The submission makes the following further comments in relation to the previous submission relating to subdivision and the need for retirement facilities on Tamborine Mountain (PLSS18/000022):</p> <p>As a long term resident of a 10 acre property on Main Western Road, Tamborine Mountain, the submitter describes changes in population and infrastructure growth; and changes in their ability to now manage the large property while retaining good quality of life.</p> <p>A growing population which includes singles, families with children, retirees and the elderly have chosen this desirable location and the submitter recognises that through some resident feedback, the hold on further subdivision relates to the whole of Tamborine Mountain, regardless of use or specific location.</p> <p>The submitter and many peers are not ready to move to a small home in a retirement village, or be further than walking distance from necessary amenities. A small gated community would provide security and the size of lifestyle currently enjoyed, without having to move away. This is in line with government home assistance policy, and would reduce the unnecessary move that many are forced to make, into Nursing Homes when they do not need or are not suited to that level of care. This proposal is not for "Aged Care". The submitter's property is within mobility scooter or walking distance of all facilities and near the ambulance station, helipad and fire station.</p> <p>The submitter has spoken to neighbouring owners who are said to have no objections to such a development being built. However, in neither the current or Draft Planning Scheme can the 7.5 acres be further subdivided because of the rural residential zoning, even though the zoning allows for a child care centre development. Properties along Main Western Road have been converted from acreage to tourist facilities and the submission states that their and other nearby properties would benefit from rezoning to also provide for the future needs of the community.</p> <p>If the proposal for a gated community is not possible, the submitter seeks advice from Council about the provision of suitable accommodation for retirees looking for independent quality homes. This would cater for population</p>	<p>The submission proposes subdivision to accommodate a residential living area for older residents close to necessary amenities and services. The submission also understands the context of proposed development within the Draft Planning Scheme, including the regulatory framework and the zoning opportunities and restrictions relating to the property.</p> <p>It should be noted that the planning framework does not preclude the submission of development applications even where impact assessable development that is identified as being inconsistent in the Zone is proposed. Impact Assessable development is subject to public notification and a third party appeal process. <i>Residential Care Facilities</i> and <i>Retirement facilities</i> are not supported under the Draft Planning Scheme at this location.</p> <p>Of relevance to this submission; while the Planning Scheme describes the planned intent for development on Tamborine Mountain in the Strategic Framework to provide certainty for development under the Planning Scheme, there may be outstanding policy matters that are prioritised for review through planning investigations or changes directed by the State Government. A review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment.</p>	Yes	No	No change.	N/A

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	diversity needs. In closing, the submitter requests that the Draft Planning Scheme is amended to allow re-zoning based on individual need, suitability and location-based assessments to meet changing population needs.					
SUB19038	<ol style="list-style-type: none"> 1. The submission agrees with amending the policy for subdivision and Dual occupancy development on Tamborine Mountain. 2. The submission agrees that the minimum lot size for Rural Residential should be increased from 3000 to 4000 square metres. 	The submitter's support for the proposed changes regarding the residential subdivision, Dual occupancy policy and rural residential lot sizes in the Draft Planning Scheme is noted.	Yes	No	No change.	N/A
SUB19041	<p>The submission makes the following further comments in relation to the previous submission relating to development on Tamborine Mountain (PLSS18/0000534):</p> <ol style="list-style-type: none"> 1. The three areas of concern to me in the Draft Planning Scheme and Planning Scheme Policies have been changed since my first submission. I am very pleased that Council has listened to the residents of Tamborine Mountain and responded so positively. Council's response to the points I raised initially plus some additional ones are listed below: 2. Further subdivision on the Mountain has been put on hold pending a formal review at a future date. My reason for supporting no further subdivision is that it contributes to population increase, which places a huge strain on the environment and infrastructure such as access roads. The underground aquifers which supply the rainforest on private property and National Parks would also be affected. I would like to see Council ban further subdivision so that it puts a cap on the maximum sustainable population of the Mountain. 3. Retention of minimum lot sizes to at least 2 hectares in the Park Living Zones and 4 hectares in the Rural Character Zone if subdivision is allowed in the final review. 4. Dual Occupancy increasing minimum lot sizes for dual occupancy. This does not address my concerns about increase in population numbers impacting on the environment because Dual Occupancy means more people on the Mountain which is not sustainable. 5. Secondary Dwellings although to a lesser degree than dual occupancy this also means increased numbers of people living on the mountain which is not sustainable. 6. Reinstating the Vegetation Management Overlay from the 1997 plan is excellent and very necessary. I also support changes to the Significant Tree and to control of vegetation clearing. 7. Commercial Water Extraction for local supply only remains as an inconsistent use. I support this point. 8. Environment, Habitat, Wildlife Corridors and important species conservation areas have been addressed and much thought given to the protection and conservation of the unique biodiversity of Tamborine Mountain. I support all these measures and changes. 	<ol style="list-style-type: none"> 1. It is noted that the submitter is pleased with the changes made to the Planning Scheme in relation to Tamborine Mountain. 2. The submitter's comments are noted. 3. The submitter's suggestions are noted. A review of any change in growth policy including subdivision on Tamborine Mountain would involve further community consultation if it is to be the subject of a future Planning Scheme amendment. 4. The submitter's concerns are noted. Dual occupancy is proposed to be impact assessable on Tamborine Mountain. This means that any proposal for Dual occupancy would be publicly notified and may or may not meet the required benchmarks for approval. 5. The submitter's point is noted. In many cases, the secondary dwelling is used for young adult children or elderly relatives who seek some level of independence but remain part of the overall household. 6. The submitter's support for the Vegetation Management Area and Significant Tree inclusions is noted. 7. The submitter's support for the commercial groundwater extraction policy within the Draft Planning Scheme is noted. 8. The submitter's support for the inclusion of environmental and conservation matters within the Planning Scheme is noted. 	Yes	No	No change.	N/A
SUB19042	The submission supports Commercial Groundwater Extraction as an 'Inconsistent' use on Tamborine Mountain.	The submitter's support for Draft Planning Scheme in relation to the assessment level for groundwater extraction is noted.	No	No	No change.	N/A

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SUB19043	The submitter supports Council in the matter of keeping all water extraction local or otherwise as inconsistent use. It is considered that water for the future must be protected. The submitter disagrees with the concept of reducing the DA fees and to making Commercial Groundwater Extraction for local water supply a consistent use.	The submitter's support for Draft Planning Scheme in relation to the assessment level for groundwater extraction is noted.	No	No	No change.	N/A
SUB19046	<p>The submission makes the following further comments in relation to the previous submission relating to development on Tamborine Mountain (PLSS18/00000318):</p> <ol style="list-style-type: none"> 1. Local Area Planning - The submitter has reiterated the strong desire for a Local Area Plan for Tamborine Mountain. 2. Mountain Rural Residential Precinct - The submission commends Council for limiting Reconfiguring of a Lot on Tamborine Mountain, including the Rural Residential Zone but states there is no enhancement of the strategic intent, relying only on an Overlay which now removes the opportunity for subdivision on Tamborine Mountain. A 'Mountain Rural Residential Precinct' it is suggested would be consistent with the Low Density Residential Zone and similar with the Rural Zone. It presents a detailed rationale about the opportunities that a 'Mountain Rural Residential Precinct' could provide and presents a Table of Assessment combining the Rural Residential Zone Rural Residential A Precinct combined with the same zone 'where no precinct applies' as a single table. Similarly, it is submitted that the Overall Outcomes and precinct codes can comfortably be consolidated under a 'Mountain Rural Residential Precinct'. The submission states that 'A Mountain Rural Residential Precinct affords an opportunity to: <ol style="list-style-type: none"> a. Apply consistency with other aspects of the scheme; b. Simplify the outcomes across Tamborine Mountain's Rural Residential Zone with single purpose, Overall Outcomes, and categories of development and assessment; c. Practical application for considering development, particularly to remove doubt where involving the Reconfiguring of a Lot, within Tamborine Mountain; d. Remove reference to the Mountain Community for other precincts; e. Better achieve the outcomes sought in the strategic framework and that is supported with a clear Performance Outcome stating that "No additional lots are created", without reference to 'Table 9.4.6.3.2 Minimum Lot Size and Design'; f. Further refine local policy matters as specifically applies to Tamborine Mountain; g. Improve reference to upholding landscape amenity values that are locational specific for Tamborine Mountain. <p>The submission also notes an anomaly in the mapping of Lot 1 RP859398 which has been excluded from the Mountain Residential Precinct.</p>	<ol style="list-style-type: none"> 1. The region-wide policy approach for the new Planning Scheme uses the Strategic Framework, zone precincts and locality specific subdivisions rather than local plans to refine local policy outcomes. A Local Area Plan for Tamborine Mountain therefore remains out of scope for the Scenic Rim Planning Scheme. While the Planning Scheme describes the planned intent for development on Tamborine Mountain in the Strategic Framework to provide certainty for development under the Planning Scheme, there may be outstanding policy matters that are prioritised for review through planning investigations or changes directed by the State Government. A review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment. 2. Consideration of a single 'Mountain Rural Residential Precinct' is outside the scope of this response to the second round of submissions. However, it should be noted that there are a number of nuances in land use policy that relate to development on Tamborine Mountain in the Rural Residential Zone. The above statement about potential future policy work that may be addressed through a Planning Scheme amendment will refer to the suggested content and information. (Refer to 1. above). The mapping anomaly will be amended for the final draft of the Planning Scheme and noted as an administrative error. 3. Support for the level of assessment for Dual occupancies within Tamborine Mountain is noted. 4. Support for the inclusion of the Vegetation Management Area overlay over Tamborine Mountain is noted. Clarification about what comprises a 'steep slope' and avoiding or minimising disturbance to significant trees on or near a steep slope may be addressed following further policy work being undertaken for Local Matters of Environmental Significance and a possible future amendment to the Planning Scheme. 5. Reconfiguring a Lot Code - This is out of scope as it is a matter that is unchanged between the first and second draft of the Planning Scheme. Any issues relating to guidance in achieving Performance Outcomes or missing opportunities to assess significant environmental values may be addressed through a future amendment to the Planning Scheme. 6. Schedule 1 Definitions - Any further changes to the <i>Exempt clearing</i> definition may emerge in the future following additional policy work for the region's Matters of Local Environmental Significance. 	Yes	No	Amend mapping error at Lot 1 RP859398 to include the lot in the Mountain Residential Precinct of the Low Density Residential Zone.	No

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	<p>3. Dual Occupancy development - The submission supports the Dual occupancy policy provided within the Draft Planning Scheme.</p> <p>4. Development in a Vegetation Management Area - The submission supports the inclusion of the Vegetation Management Area overlay within the Draft Planning Scheme but does not clearly define "steep slope" and requests development within the VMA avoid or minimise disturbance to significant trees on or near a steep slope, not on a steep slope only. Furthermore, it is submitted that there is a risk for compromising values with amendments that include a change to the definition for Exempt Clearing (discussed below).</p> <p>5. Reconfiguring a Lot Code - The submission suggests that the Reconfiguring a Lot Code does not provide for Performance Outcome (1) <i>an improved lot configuration that better meets the intended outcomes of the zone and enhances the protection of environmental values.</i>; and there is no Acceptable Outcome that sufficiently addresses the above item (1) in relation to the protection of ecological health. Further revision may be required to ensure a clear understanding of what is meant by environmental values and whether the value of ecological health is intended to be included.</p> <p>6. Schedule 1 Definitions - The Exempt clearing definition is quite confronting as it results in moon-scaping for many vegetated lots on Tamborine Mountain that are below 2000m². It does not fit with the vegetated areas within Tamborine Mountain and the definition needs to be clarified and amended as follows:</p> <p><i>(3) Clearing of native vegetation on lots 2,000m² or less, except where in a Vegetation Management Area; or</i> <i>(4) Clearing of native vegetation limited to within:</i> <i>a) 20 metres of an existing or approved class 1 building; or</i> <i>b) 10 metres of an existing or approved class 1 or class 10 building or structure; or</i></p>					
SUB19047	<p>1. The Submitter states that they agree with Council's stance on leaving the commercial extraction of water on Tamborine Mountain as an inconsistent use and adds that if commercialised, it would be very difficult to control where the water goes, believing that it would end up in the bottled water facilities.</p> <p>Expressing a concern about moving into uncharted territory in regard to climate change, the submitter states that as a community we must protect the precious water resource. Additionally, truck movements are a concern and is concerned about the effect of heavy vehicle use on local roads which needs to be curbed.</p> <p>2. The submitter expresses more support for the original subdivision policy that required a 70 metre plus frontage to be able to subdivide which allows for controlled growth with minimal impact. As not very many properties fit this requirement there would not be a huge visual or lifestyle impact on residents of the mountain.</p>	<p>1. The Submitter's support for the assessment level of the commercial extraction of water in the Draft Planning Scheme is noted.</p> <p>2. The Submitter's interest in subdivision over large lots is noted, however, the public consultation process raised several matters regarding the proposed subdivision policy for Tamborine Mountain that require more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • Environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain.</p>	Yes	No	No change.	N/A

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SUB19048	<p>The Submission makes the following further comments about the amended Draft Planning Scheme:</p> <ol style="list-style-type: none"> 1. Subdivisions: The submitter commends the SRRC for several amendments made to the Draft Scheme: in particular, the deferral but pending a Review, of any further sub-divisions. The submitter's unequivocal position is that the 2007 Planning Scheme regarding sub-divisions sets out the absolute limit for Tamborine Mountain. Any change to that benchmark will cause the destruction of the very elements making Tamborine Mountain one of a kind. 2. Vegetation Management Overlay: The submitter also notes and commends the inclusion of a Vegetation Management Overlay in the second Draft Planning Scheme. The Vegetation Management area and associated Performance Outcomes are good but in addition to the restored Overlay there are amendments to the definitions of exempt clearing which appear to conflict with the intent of the Overlay. 3. Clearing of non-native vegetation is acceptable but clearing of native vegetation on lots of two thousand sq. m or less is questionable; and further, clearing of native vegetation within 20m of a Class One building or 10m of a Class 10 Building is inconsistent and unnecessary; reducing the distance to 10m for both building classes is sufficient. In short, the discrepancy between State government native vegetation protection and the capacity of the local government, in this case SRRC, to override those essential protections through provision on application of local permissions, makes the State legislation meaningless. 4. Local Area Plans: The submitter notes the SRRC decision not to use the Local Area Plan methodology, and understands that in other parts of the Scenic Rim this regional approach may be useful. However, the submitter contends that on Tamborine Mountain specifically, because it is a special case the value of a LAP lies in the complexity of reading and interpreting a Planning Scheme, and thus has meaningful practical use. For all constituents, their understanding of the ideology, the visions, and the outcomes intended for a specific location (Tamborine Mountain) are unquestionably helped by the application and use of a Local Area Plan. A Local Area Plan enables clarity and the avoidance of doubt; it removes redundancy within the text of the Scheme. The submitter requests, with respect, that SRRC re-consider this matter and use a Local Area Plan, for the benefit of its own planning and the benefit of its constituents. 5. Water: The submitter is still of the view that a Code for the supply of groundwater for domestic purposes only, and only applying to use on Tamborine Mountain is required. 6. Dual Occupancy: The submitter notes that the amendments to the Dual Occupancy Code as suggested have been accepted. Dual Occupancy remains a concern because it is the equivalent of sub-division of a lot. 7. The submitter states that the Second Consultation of the Draft Scheme includes a number of significant and worthwhile amendments to the First Draft, and it acknowledges those positive amendments. However, despite those commendable changes, it is the submitter's view that much more thoughtful work must be done, before any Scheme 	<ol style="list-style-type: none"> 1. The submission's support for the subdivision policy for Tamborine Mountain is noted. 2. The submission's support for the reinstatement of the VMA within the Draft Planning Scheme is noted. 3. The Exempt clearing definition does not impact vegetation that is of State Environmental Significance and the distance parameters used - 20 metres from a Class 1 building and 10 metres from a Class 10 building, are guided by those provided within the State Vegetation Codes. 4. Local Area Plans - The matter of making a Local Area Plan for Tamborine Mountain is out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. 5. Council's policy position expressed within the first Draft Planning Scheme regarding <i>Commercial Groundwater Extraction</i> for local supply remains current. A number of submissions have been received in relation to this issue both for, and against enabling <i>Commercial Groundwater Extraction</i> for local supply. 6. Council's previous recommendation regarding Dual Occupancy development remains current. 7. Noted. 	Yes	No	No change.	N/A

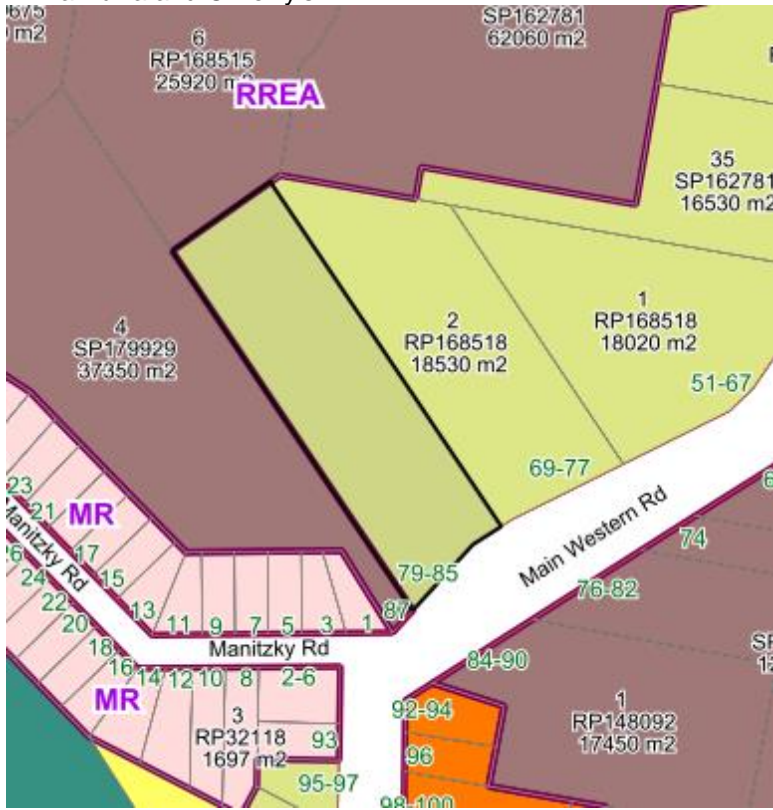
Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
	becomes final, if Tamborine Mountain is to remain safe from destruction of the very elements that make it unique and irreplaceable.					
SUB19049	<p>The submission focusses on the proposed changes to the subdivision policy on Tamborine Mountain and supports Council in having presented a sustainable plan.</p> <p>The submitter preferred the originally proposed subdivision policy which proposed limited Rural Residential development with a 3000m2 minimum lot size and a wide frontage requirement as it sought to limit the overall number of lots created on Tamborine Mountain.</p> <p>Also noted in the submission is a statement that sustainability and visual attributes should form part of an application.</p>	<p>The submission and its support for the subdivision policy proposed in the 2018 Draft Planning Scheme is noted, however, the public consultation process raised several matters regarding the proposed subdivision policy for Tamborine Mountain that require more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • Environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain.</p>	Yes	No	No change.	N/A
SUB19050	<p>The submission makes the following comments about the Draft Planning Scheme:</p> <ol style="list-style-type: none"> 1. Support to protect trees (significant) and foster diversity. 'I hope this extends to animal reservation and should be comprehensive engagement of the community'. 2. Object strongly to Dual Occupancy. 'I live in peace with animals, trees and beautiful flowers which require room to live and breathe. Dual Occupancy will also enable more clearing of land and less environment. Additionally we do not have enough resources for this growth of population'. 3. Supports a Recreation and Open Space zone but prefer community consultation involvement in this process. 4. Supports more tourism without more development. 'We should fix what we have and concentrate more on our role as ecotourism as we can have one of the best eco environments in the world'. 	<ol style="list-style-type: none"> 1. Noted. Important habitat is protected through the Environmental Significance Overlay where it is identified as MLES and MSES. 2. Noted. Council's previous recommendation regarding Dual Occupancy on Tamborine Mountain remains current. 3. Noted. Any zone change to the Planning Scheme would require public consultation. 4. Noted. Tourism is supported in the Planning Scheme where balanced against environmental, social and economic matters. 	Yes	No	No change.	N/A
SUB19051	<ol style="list-style-type: none"> 1. The submission relates to commercial groundwater extraction as an inconsistent use on Tamborine Mountain. It is considered that if this were to be changed to a consistent use, this could create a lack of sustainable water supply and allow further commercial harvesting of a supply that is already being depleted. 2. The submission provides suggestions about a community not for profit, community water stand, not for commercial use. The submission also objects to large semi-trailers using the local roads and recommends water extraction for commercial use should be stopped: <i>Water extraction for commercial use should be stopped and no further application should be non-consistent. Load limits should be put on local road to stop large semi-trailers using and damaging our roads.</i> 	<ol style="list-style-type: none"> 1. Council's policy position expressed within the first Draft Planning Scheme regarding <i>Commercial Groundwater Extraction</i> for local supply remains current. A number of submissions have been received in relation to this issue both for, and against enabling <i>Commercial Groundwater Extraction</i> for local supply. 2. Noted. The matters raised remain outside the scope of the Draft Planning Scheme consultation. 	No	No	No change.	N/A
SUB19052	The submission supports and congratulates Council in its preparation of the Draft Planning Scheme and public consultation, particularly in relation to a number of aspects affecting Tamborine Mountain, tourist accommodation sites, minimum lot size and Dual occupancy and secondary dwelling provisions.	<p>The support for the changes to the Draft Planning Scheme as presented in the second consultation draft is noted.</p> <p>The submitter is also made aware that while the Planning Scheme describes the planned intent for development on Tamborine Mountain in</p>	Yes	No	No change.	N/A

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	<p>The submission identifies improvements that can be made to the subdivision policy for Tamborine Mountain via the development of a concise and accessible Local Area Plan which would bring together clearer views of interests and planning aspects on Tamborine Mountain.</p> <p>The submission also welcomes the placing on hold of subdivision on Tamborine Mountain and a future review of the subdivision policy for Tamborine Mountain.</p>	the Strategic Framework to provide certainty for development under the Planning Scheme, there may be outstanding policy matters that are prioritised for review through planning investigations or changes directed by the State Government. A review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment and will involve public consultation.				
SUB19053	The submission suggests that Council hold a workshop around completing Scenic Rim Draft Planning Scheme or other Community Scheme documentation. 'The issues are written for Government and not for the community to understand or comment on and therefore be more involved.'	Noted.	No	No	No change.	N/A
SUB19054	<p>The submission commends Council in its response to submissions from the first consultation of the Draft Planning Scheme particularly in relation to the subdivision policy affecting Tamborine Mountain.</p> <ol style="list-style-type: none"> 1. The submitter is disappointed that their previous request to provide a Local Area Plan for Tamborine Mountain has not been favourably received. It is submitted that "A Local Area Plan would be an opportunity to bring together the elements that are already specific to Tamborine Mountain to generate a vision for the future of the area that is more cohesive and easily presented to and understood by all stakeholders..." 2. The submission provides ideas on how a review of subdivision policy for Tamborine Mountain could be undertaken, including Council's assessments of the effects of different options clearly set out given those that have been provided by the residents to date are deemed inaccurate. The submitter hopes that the review will engage meaningfully with the residents of Tamborine Mountain. 3. A number of references are made to the amendments provided in <i>Appendix 2: Amendments in response to public consultation</i> that are supported, not supported and offer alternative wording (the number relates to the item number in PLSSin Appendix 2): <ol style="list-style-type: none"> a. 2 The change of name for the Rural Escarpment Protection Precinct is welcomed. b. 3 The inclusion of map OM-04-F is welcomed if it effectively increases vegetation protection but if it allows clearing of all native vegetation on lots of 2,000m² or less (3) then further protection is required as lots this size can provide considerable habitat or corridors/linkages. It could be changed to retain limited to within an approved building envelope or add except where in a Vegetation Management Area. c. 7 The additional limitations for Temporary Uses are appreciated. d. 8 It is appropriate to remove "urban" where the primary settlements in the region are referred to in the Strategic Vision. 	<p>The concerns raised in the submission are noted and the suggested minor changes may be considered where appropriate in a future amendment to the draft planning scheme.</p> <ol style="list-style-type: none"> 1. Local Area Plans - The matter of making a Local Area Plan for Tamborine Mountain is out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. <p>Council, in its response to earlier requests for a Local Area Plan stated as follows: The region-wide policy approach for the new Planning Scheme uses the Strategic Framework, zone precincts and locality specific subdivisions rather than local plans to refine local policy outcomes. A Local Area Plan for Tamborine Mountain therefore remains out of scope for the Scenic Rim Planning Scheme. While the Planning Scheme describes the planned intent for development on Tamborine Mountain in the Strategic Framework to provide certainty for development under the Planning Scheme, there may be outstanding policy matters that are prioritised for review through planning investigations or changes directed by the State Government. A review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment.</p> <ol style="list-style-type: none"> 2. A review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment. As is the case in Planning Scheme drafting, community consultation will be included in any Planning Scheme amendments. 3. <ol style="list-style-type: none"> a. Noted. b. The exempt clearing provisions enable clearing on lots 2000m² or less, including where the land is in OM-04-F. Currently in the Beaudesert Scheme, the Exempt Clearing definition includes lots on less than 2000m² and vegetation within an approved building envelope - including where it is located in the VMA. Any 	Yes	No	No change.	N/A

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	<p>e. 9 The clarification regarding engagement with traditional owners is appropriate.</p> <p>f. 12 Considerunique villages with distinctive characters ...</p> <p>g. 15 The change is welcomed and considered appropriate to protect the characteristics, particularly the natural environment, of Tamborine Mountain that make it such as asset to the region.</p> <p>h. 16 The addition does not express any limitation of the actual area of expansion and perceptions of some of the conditions could be subjective, e.g. "maintains the natural landscape setting" might still allow for removal of trees or the non-replacement dead ones to give extra space for development.</p> <p>i. 20 - In regard to the outcome that protects the visually prominent upper slopes of the Birnam range... Is this an appropriate place to include protection of the rural views from Main Western Road? If not, where else? Many tourists stop at the "hang gliders' site" to look westward.</p> <p>j. 23 The additional policy for the appropriate location of Retirement Facilities and the requirement for a Social Impact Assessment is considered an excellent addition.</p> <p>k. 28 This amendment (exclusion of the creation of further residential lots) is welcomed as it goes some way towards protecting the current character of Tamborine Mountain.</p> <p>l. 35/36 These amendments are supported because of the inclusion of the words "any potential impacts are avoided".</p> <p>m. 38 This amendment needs much stronger wording than "balanced" e.g. "prioritised" where applied to Tamborine Mountain to preserve the environmental values against all the competing interests in the interest of maintaining the characteristics for which the mountain is most valued by residents and visitors.</p> <p>n. 39 It is unlikely the scenic amenity, landscape and biodiversity values can be preserved if access is "facilitated" i.e. made easier. Perhaps facilitated could be changed to maintained or supported.</p> <p>o. 40/42/43 It is very important that corridors and linkages are maintained and preferably enhanced (to replace what has been lost) but there do not seem to be any policies assigning any responsibility or requirement for enhancement.</p> <p>p. 65 Dual Occupancy, if it must be allowed, should be at the highest level of assessment in all areas on Tamborine Mountain as it is equivalent to subdivision in the increase in dwellings and occupants and has the potential to lead eventually to subdivision. Within the Dual Occupancy Code the Editor's note is not completely clear. Rather than excluding Dual Occupancies located from a corner block is it meant to convey the measurement will be apply on both streets?</p>	<p>significant changes to the exempt clearing policy would be subject to a future amendment to the planning scheme.</p> <p>c. Noted.</p> <p>d. Noted.</p> <p>e. Noted.</p> <p>f. Noted, however, the existing wording is considered to effectively describe the vision for the development pattern.</p> <p>g. Noted.</p> <p>h. The Table of Assessment and the Community Facilities Zone Code do not enable the physical expansion of the Beacon Road Community Facilities Area. Furthermore, Code or Impact assessment is required for any proposed change of use.</p> <p>In this regard, (other than requiring an impact assessable development application for a <i>Short-term accommodation</i> proposal within a <i>Place of worship</i> or <i>Function facility</i> associated with the Beacon Road Community Facilities Area; and carrying over the inconsistent use of a <i>Tourist park</i> within this location from the Beaudesert Planning Scheme, 2007) the area is not different from other places within the Community Facilities Zone. Similarly, the same vegetation removal assessment provisions, including environmental overlays and exemptions, apply at this site as for all others.</p> <p>i. In the case of views from Main Western Road, the Rural Escarpment Protection Precinct Performance Outcomes and Acceptable Outcomes for Built Form and Urban Design, serve to protect as far as practical, the views from the lookouts as follows: PO1: <i>integrate with the natural character of the zone...</i>; and PO2 - <i>Development maintains and protects important views to significant landscape features, such as ridgelines.</i></p> <p>j. Noted.</p> <p>k. Noted.</p> <p>l. Noted. The statement relating to development at Binna Burra, O'Reilly's and Thunderbird Park has been amended. This is relevant to impact assessable development proposals and has been amended as a result of the second community consultation feedback (refer to Analysis below for SUB19003).</p> <p>m. Noted. Suggested wording does not relate to proposed changes made between the first and second consultation draft document.</p> <p>n. Noted. Suggested wording does not relate to proposed changes made between the first and second consultation draft document.</p> <p>o. The Environmental Significance Overlay Codes provide development benchmarks that seek to maintain and enhance</p>				

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	q. 106 This change is appropriate to minimise disturbance of environmental values.	<p>environmental values. Future MLES work may emerge in a future amendment to the Planning Scheme.</p> <p>p. Noted. The assessment level for Dual occupancies has been increased to Impact Assessment in all precincts of Tamborine Mountain. The Note is intended to mean that a dual occupancy can occur near another dual occupancy that is on a corner lot and the 50m separation does not apply, including where an adjoining lot is on a different street.</p> <p>q. Noted.</p>				
SUB19055	<p>The submission suggests that the needs of the Tamborine Mountain community are not met by maintaining a hold on subdivision for large lots over 2 acres.</p> <p>It is submitted that a rural lifestyle can be maintained if lots are 1 to 2 acres in area. This is similar to the average lot area at the southern end of Tamborine Mountain and allows for a rural feel without the burden of large, hard to manage and difficult to sell, blocks. These large blocks are no longer desired by many buyers. Perhaps a variety of 1. 1.5 and 2 acre blocks could be looked at.</p> <p>Furthermore, the submitter is hopeful that there is as small a delay as possible in the implementation of subdivision regulations and seeks a date for Council's revised decision making regarding the subdivision policy at Tamborine Mountain.</p>	<p>The submitter's concerns are noted, however, the public consultation process raised several matters regarding the proposed subdivision policy for Tamborine Mountain that require more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • Environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain.</p> <p>While the Planning Scheme describes the planned intent for development on Tamborine Mountain in the Strategic Framework to provide certainty for development under the Planning Scheme, there may be outstanding policy matters that are prioritised for review through planning investigations or changes directed by the State Government. A review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment.</p>	Yes	No	No change.	N/A
SUB19056	<p>The submission suggests that the needs of the Tamborine Mountain community are not met by maintaining a hold on subdivision for large lots over 2 acres.</p> <p>A rural lifestyle it is submitted can be maintained if lots are 1 to 2 acres in area. This is similar to the average lot area at the southern end of Tamborine Mountain and allows for a rural feel without the burden of large, hard to manage and difficult to sell, blocks.</p> <p>Furthermore, the submitter is hopeful that there is as small a delay as possible in the implementation of subdivision regulations and seeks a date for Council's revised decision making regarding the subdivision policy at Tamborine Mountain.</p>	<p>The submitter's concerns are noted, however, the public consultation process raised several matters regarding the proposed subdivision policy for Tamborine Mountain that require more detailed consideration, including:</p> <ul style="list-style-type: none"> • concerns about the protection of existing character; • infrastructure capacity; • Environmental and landscape amenity concerns; and • the long-term plan for additional growth on Tamborine Mountain. <p>Further examination of the above issues will be undertaken by Council prior to the implementation of any residential subdivision policy on Tamborine Mountain.</p> <p>While the Planning Scheme describes the planned intent for development on Tamborine Mountain in the Strategic Framework to provide certainty for development under the Planning Scheme, there may be outstanding policy matters that are prioritised for review through planning investigations or changes directed by the State Government. A review of any change in growth policy including subdivision on Tamborine Mountain may be prioritised and addressed through a Planning Scheme amendment.</p>	Yes	No	No change.	N/A

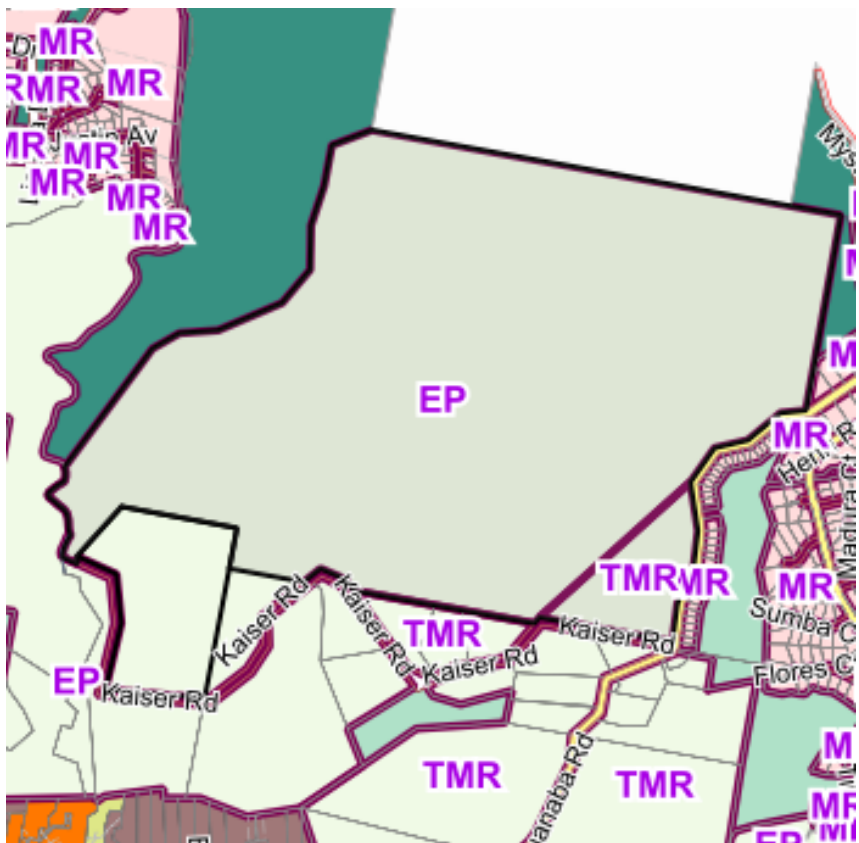
3. Tourism

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
SUB19003	<p>The submission expresses support for the Draft Scenic Rim Planning Scheme and the inclusion of L3 RP168518 at 79-85 Main Western Rd North Tamborine in the Minor Tourism Zone (rather than the previously proposed Rural Residential Zone). Current land uses on the site include a winery and cellar door with a footprint of approximately 7000m² and over 20 employees. Plans to expand the existing operation include additional buildings and potentially a micro-brewery to complement the existing winery.</p> <p>The submission raises concern that the ability to grow the existing business is limited by the purpose of the Minor Tourism Zone, because the parameters may be exceeded in relation to scale. The purpose of the Minor Tourism Zone prescribed in the <i>Planning Regulation 2017</i> is to provide for</p> <p>(a) a variety of activities, facilities and places that:</p> <p>(i) are for or support tourism; and</p> <p>(ii) have less than 20 employees; and</p> <p>(iii) are in coastal, environmental, rural or urban areas; and</p> <p>(b) permanent accommodation for employees, if required for the activities, facilities and places stated in paragraph (a) and appropriate for the area.</p> <p>It is requested that Council consider including additional policy in the Strategic Framework that supports the ability to expand the existing business on the site - similar to the policy that has been included for Thunderbird Park, Binna Burra and O'Reilly's.</p> 	<p>The concerns about the potential limitations of the purpose of the Minor Tourism Zone are noted. It is recommended that additional policy be included 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.</p> <p>This change would only affect development that is Impact Assessable and it is not proposed to reduce the categories of assessment for development in this zone to further enable a particular use.</p> <p>The submission has identified the potential development of a brewery on the site in future. It should be noted that a brewery (including a 'micro-brewery') would be triggered under the Draft Planning Scheme as a <i>Low-impact Industry</i> use within the Draft Planning Scheme and is Impact Assessable (and inconsistent) everywhere on Tamborine Mountain except in the Mixed Use Zone - Commercial/Industry Precinct.</p> <p>Support of this type of activity may be facilitated within the Strategic Framework and new wording is proposed accordingly. The assessment level of the use however remains unchanged at Impact.</p> <p>To address the submission's concerns, additions are proposed for both the Strategic Intent and the Strategic Outcomes of the Minor Tourism Zone of the Tourism and Recreation part of section 3.5.2 - the Strategic Outcomes table.</p>	Yes	No	<p>In the Strategic Framework 3.5.1 Strategic Intent under the heading <i>Tourism and Recreation</i>, include the following wording at the 5th paragraph:</p> <p><u>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.</u></p> <p>In Section 3.5.2 Strategic Outcomes, Tourism and Recreation of the Strategic Framework, include the additional outcome at point (8):</p> <p>(8) The Minor Tourism Zone...</p> <p><u>(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.</u></p>	No

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SUB19035	<p>The submission raises the following additional matters in response to the previous submission (PLSS18/000198):</p> <ol style="list-style-type: none"> It is submitted that extensions to existing lawful uses be allowed as code assessable development. This ensures development is in line with community expectations and will provide the much needed certainty and flexibility to be able to re-develop existing facilities. <p>The statutory planning framework and natural constraints of the site provide appropriate checks and balances to ensure any future growth is contained within suitable limits. In addition to the stringent provisions of the Vegetation Management Act 1994 applying to the land, the South East Queensland Regional Plan further provides assurances for Council and the community that the scale of future development including expansions will not exceed appropriate levels as the supporting subordinate legislation (Planning Regulation 2017) prescribes thresholds beyond which impact assessment is automatically triggered. The statutory planning framework provides the necessary checks and balances to support extensions of existing lawful uses as code assessable development for this site.</p> <ol style="list-style-type: none"> As discussed at our meeting, there is some concern around the wording of the amended Tourism and Recreation Strategic Outcomes. Under the heading Tourism and Recreation, the following the Draft Scheme contains the following statement: <i>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, and the scale and intensity of any new tourist activity complements the natural landscaped setting.</i> <p>The term 'complements' is considered too vague and subjective. In addition, the phrase 'avoiding impacts' is unrealistic and unattainable as all development has some form and degree of impact. Potential impacts can however be lessened or managed without detriment to the locality. Alternative wording is proposed to provide greater certainty for tourism investment. For example, this could be re-drafted as follows:</p> <p><i>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 is sympathetic towards the natural landscaped setting.</i></p>	<ol style="list-style-type: none"> The submission requests changing the level of assessment from Impact to Code to enable extensions to existing uses at the subject site. This would comprise a significant change to the Draft Planning Scheme and is out of scope. <p>Once the Planning Scheme is finalised and outstanding policy matters are prioritised for review through planning investigations or changes directed by the State Government, a review may be prioritised and addressed through a Planning Scheme amendment.</p> <ol style="list-style-type: none"> The submission requests changing the wording within the Tourism and Recreation Strategic Intent from "complements" to "is sympathetic towards" and from "avoiding impacts" to <i>these localities are avoided or appropriately mitigated...</i> in relation to impacts upon State and Regionally significant natural, landscape amenity and cultural values. <p>The sustainable growth of the tourism and recreation sector is promoted where it is consistent with community values and aspirations and where it contributes to community development and wellbeing. Capitalising on the natural and scenic qualities of the landscape is supported in section 3.5.1 Growing Economy Strategic Intent of the Tourism and Recreation of the Draft Planning Scheme, where the scale and intensity of development protects these qualities. The submitter's proposed additional wording, "or appropriately mitigated" has been reviewed and it and considered that the wording is a reasonable addition and applicable to the intent of the Strategic Framework.</p> <p>Note, the word <i>complements</i> remains unchanged because it is considered that the definition of the word, meaning <i>fulfilment of two parts</i> is more suitable than <i>sympathetic</i> or <i>harmonious</i>:</p> <p><i>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.</i></p>	Yes	No	<p>In the Strategic Framework 3.5.1 Strategic Intent under the heading <i>Tourism and Recreation</i> at the 7th paragraph, amend the existing paragraph as shown below: <i>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.</i></p> <p>In Section 3.5.2 Strategic Outcomes, Tourism and Recreation of the Strategic Framework, amend the existing point (10) as shown below: <i>(10) Development for tourist activities that responds to changing trends and provides for ongoing viability of Binna Burra, O'Reilly's and Thunderbird Park is supported where any potential impacts are avoided or appropriately mitigated.</i></p>	No

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	<p>3. The current Draft Scheme also proposes the following new outcome (10): <i>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</i>.</p> <p>For the reason articulated above, it is suggested this be re-drafted as follows: <i>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 <u>appropriately mitigated</u>.</i></p>	<p>3. Similarly, the Strategic Outcome for the Growing Economy, Tourism and Recreation section of the Strategic Framework, (10) will include the or <u>appropriately mitigated</u> wording additions at the end of outcome number (10).</p> <p>(Refer also to SUB19036)</p>				
SUB19036	<p>The submission is made to raise the following additional matters in response to the previous submission (PLSS18/000195):</p> <p>1. As discussed at a recent meeting, under the Rural Zone, there is no scope for improvements and expansion of the current facilities without having to go through an impact assessment process. This is a lengthy and costly process and provides no certainty for Proponents in regards to the outcomes. It acts as a deterrent for future investment and development. Major tourist facilities need flexibility for sustainable growth and to be able to respond and adapt to changing markets and opportunities.</p> <p>It is submitted that extensions to existing lawful uses be allowed as code assessable development, as is the case for the Green Mountain camping ground which is included in the Conservation Zone. This ensures development is in line with community expectations and will provide the much needed certainty and flexibility to be able to re-develop existing facilities.</p> <p>The statutory planning framework and natural constraints of the site provide appropriate checks and balances to ensure any future growth is contained within suitable limits. In addition to the stringent provisions of the Vegetation Management Act 1994 applying to the land, the South East Queensland Regional Plan further provides assurances for Council and the community that the scale of future development including expansions will not exceed appropriate levels as the supporting subordinate legislation (Planning Regulation 2017) prescribes thresholds beyond which impact assessment is automatically triggered. The statutory planning framework provides the necessary checks and balances to support extensions of existing lawful uses as code assessable development for this site.</p> <p>2. There is some concern around the wording of the amended Tourism and Recreation Strategic Outcomes. Under the heading Tourism and Recreation, the following the Draft Scheme contains the following statement: <i>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</i></p>	<p>The submission raises similar matters to SUB19035.</p> <p>The submission requests changing the level of assessment of existing lawful uses from Impact to Code to enable extensions. This would comprise a significant change to the Draft Planning Scheme and is out of scope. The following wording is in the Tourism and Recreation Strategic Intent section of the Draft Planning Scheme and is to be added to as follows. Note, the word <i>complements</i> remains unchanged:</p> <p><i>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 <u>appropriately mitigated</u>, and the scale and intensity of any new tourist activity complements the natural landscaped setting.</i></p>	Yes	No	Refer to recommendation for SUB19035 above.	No

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	<p><i>localities are avoided, and the scale and intensity of any new tourist activity complements the natural landscaped setting .</i></p> <p>The term 'complements' is considered too vague and subjective. In addition, the phrase 'avoiding impacts' is unrealistic and unattainable as all development has some form and degree of impact. Potential impacts can however be lessened or managed without detriment to the locality. Alternative wording is proposed to provide greater certainty for tourism investment. For example, this could be re-drafted as follows: <i>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 is sympathetic towards the natural landscaped setting .</i></p> <p>The current Draft Scheme also proposes the following new outcome (10): <i>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.</i></p> <p>For the reason articulated above, it is suggested this be re-drafted as follows: <i>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.</i></p>					
SUB19037	<p>The submission presents similar information to the previous submission (PLSS18/00170) and requests that land at 98-196 Guanaba Road, Tamborine Mountain (Lot 5 on RP14298 and Lot 3 on RP181081) be included in the Major Tourism Zone. Additionally, it is submitted that Council allocate sufficient land in the region and the diversification of the economic base on the local government area.</p> <ol style="list-style-type: none"> The submission states that the intent behind the allocation of zones for existing and established Tourist Facilities within the Region is unclear. Binna Burra, Thunderbird Park and O'Reilly's Guesthouse are considered the Major Tourism Facilities in the Region, though consistently, they remain in the Rural Zone. It is further submitted that The Gallery is included in the Minor Tourism Zone and Kooralbyn Valley is located in the only Major Tourism Zone in the region. These expose the facilities to Council and State Frameworks which in many instances do not encourage controlled growth. This property must be included in a Tourist Based Zone. It is submitted that Council has supported a Tourist Facility on the site previously and should therefore be zoned to reflect this. The submission review prepared by Council states that 'regionally significant natural and landscape amenity values of the site' are protected through allocation within the Rural Zone. However, this is a flawed approach as it considers 	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. Council's previous recommendation regarding this submission (refer to PLSS18/000170 in Appendix 1 of the Draft Scenic Rim Consultation Report) applies and some of the earlier response has been included again below.</p> <ol style="list-style-type: none"> (1., and 2) To clarify, there is no mention within the Draft Planning Scheme of any tourist facility other than Kooralbyn Resort, being considered a Major Tourist Facility. <p>In accordance with the hierarchy of assessment benchmarks in a Planning Scheme, the outcomes in an Overlay Code prevail over outcomes in a Zone or Development Code. The reason for the rural zoning of the site, as provided by Council in its response to the earlier submission was worded as follows:</p> <p>It is acknowledged that the land has a current approval for tourism activities. However, it is considered that the intent for the land remains aligned with that of the Rural Escarpment Precinct of the Rural Zone and any proposal</p>	No	No	No change.	N/A

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	<p>the Zone the mechanism for site based assessment, ignoring the Overlay Mapping.</p> <p>3. Additionally, the submission considers that allocating sufficient land in the region for tourism purposes is critical and that through this mechanism Council would be supporting economic development and diversification of the local government area's economic base. Furthermore, including the land as Major Tourism would support the initiatives and intent of Council's Tourism Strategy 2017-2021. The Planning Scheme does not currently consider the long term opportunities for tourism development and will, in effect compromise the achievement of the Tourism Strategy Vision to grow the value of tourism to \$300 million by 2021.</p> 	<p>that is different from the development approval should be assessed against the outcomes of this zone.</p> <p>Under the Draft Planning Scheme, tourism is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing. The zones in the Draft Planning Scheme where tourism is particularly facilitated include the Rural Zone, Major Tourism Zone and Minor Tourism Zone.</p> <p>It should be noted that the Major Tourism Zone is applied to land encompassing the Kooralbyn Resort, with the zone incorporating parameters that are focussed on the development of this place as a major tourism destination with a particular built form and range of uses.</p> <p>Having regard to the regionally significant natural and landscape amenity values of the site and its potential sensitivity to development combined with the specific intent of the Major Tourism Zone (being the development of Kooralbyn Resort), the inclusion of the submission land in the Major Tourism Zone is not supported.</p> <p>3. The principles of Council's Tourism Strategy are reflected in the Draft Planning Scheme in that tourism is a key element of achieving economic growth in the region. This is supported in the Strategic Framework (Section 3.5.1) and relevant zones and codes in the Draft Planning Scheme. Tourism is recognised as a significant employer in the region and growth in the sector is supported through development that protects and enhances the existing strengths of the Scenic Rim, including its natural areas, rural landscapes and vibrant communities. Under the Draft Planning Scheme, tourism is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing. The zones in the Draft Planning Scheme where tourism is particularly facilitated include the Rural Zone, the Major Tourism Zone and the Minor Tourism Zone.</p>				

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SUB19007 and SUB19059	<p>SUB19007: The submission identified as SUB19007 was not recorded during the first round of public consultation in 2018 due to an administrative error. The submission is therefore considered in full in Council's response to the second round of public consultation (28 August - 30 September 2019).</p> <p>SUB19059: Following acknowledgement of SUB19007, the submitters met with Council officers to discuss their submission and provide a further submission. SUB19059 is the second submission. The submission further addresses the draft response provided by Council officers to SUB19007 by using the first submission and its 24 components, along with the discussions that have been had with Council officers and others, as a basis for the latest submission.</p>					
1.	<p>SUB19007: The submission considers that the competing interests of agriculture and tourism are overstated in the Draft Planning Scheme and that both agriculture and tourism are equally important to the Region's identity. Tourism is recognised as a significant contributor to the Region's economy and is important for the wellbeing, prosperity and livelihood of residents. The submission describes the role of its member organisation, which is to:</p> <ul style="list-style-type: none"> - provide a vehicle for establishing partnerships between private and public sectors and community to identify and coordinate local and regional tourism initiatives. - promote, plan and facilitate the realisation of tourism development opportunities while respecting the unique and special assets of the individual communities in the area; and - adopt a strategic focus on tourism related issues, taking a balanced regional overview to maximise benefits to the area. <p><i>Tourism in the Scenic Rim</i> The submission states that over the five years from 2012/13 to 2017/18 the tourism industry has grown approximately 8.5%, adding approximately 140 jobs to the region through Accommodation and Food Service and Arts and Recreation Services. However, when viewed against the growth of the sectors at a national level, the Region underperformed and has not kept paces with national growth benchmarks. It is asserted that this should be viewed as a failure to capitalise on the many competitive advantages of the Region, resulting in loss of market share, visitor expenditure and economic growth over the period.</p> <p>It is noted that it is imperative that the initiatives and strategies within the tourism strategy are supported by the Planning Scheme - these include support for increasing length of stay, visitor expenditure and particularly growth in wedding and corporate function markets and capturing expenditure from the already significant domestic day trip market. It is noted that Section 2.5 of the Tourism Strategy identifies development assessment processes as a threat to tourism growth, stating they are 'complex and have the potential to impede investment and business attraction'. As such, reducing the regulatory requirements and costs to establish and test appropriate small-scale tourism products is critical to the success of the tourism industry as a whole.</p> <p>The submission also refers to the State's economic and environmental interests and the provisions of the relevant of State Planning Policy 2017 and the SEQ Regional Plan 2017, with specific regard to promoting the</p>	<p>SUB19007: 1. The Draft Planning Scheme promotes and enables tourism where it is consistent with community values and aspirations and contributes to community development and wellbeing. This policy is articulated in the Strategic Framework.</p> <p>In alignment with the Shaping SEQ Regional Plan, the region's rural areas are retained predominantly for agricultural production, landscape values and scenic amenity. The Draft Planning Scheme supports rural communities and the diversification of rural economies by allowing a range of development, including certain types of tourism activity that is of a scale and intensity that does not compromise agricultural production. Tourism and recreation opportunities that seek to capitalise on the natural and scenic qualities of the landscape are supported where the scale and intensity of development protects these qualities.</p> <p>The Strategic Intent (Section 3.5.1) recognises tourism as a significant employer in the region and its sustainable growth is supported. In regard to comparing the local rate of growth of the tourism industry in to national growth, a complex range of contributing factors would be involved which are largely outside of the scope of town planning.</p> <p>The principles of the <i>Scenic Rim Tourism Strategy 2017-2021</i> are reflected in the Draft Planning Scheme in that tourism is a key element of achieving economic growth in the region. This is supported in the Strategic Framework (Section 3.5.1) and relevant zones and codes in the Draft Planning Scheme. The zones in the Draft Planning Scheme where tourism is particularly facilitated include the Rural Zone, the Major Tourism Zone and the Minor Tourism Zone.</p> <p>It is recognised that Development Assessment processes are complex and navigating a Planning Scheme can be challenging. However, the Draft Planning Scheme overall has been prepared on the premise of reducing regulation, duplication and complexity. Council has also prepared several information sheets to assist in the understanding of the</p>	N/A	No	No change.	N/A

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	<p>state interests of agriculture and tourism through the support of rural prosperity and diversification.</p> <p>SUB19059: The submission supports the use of 'concept meetings' which among other things, helps the applicant to understand the planning scheme. It is requested that the submitter is invited to participate in concept meetings at the applicant's agreement. The submitters also support the use of information sheets but question and ask for clarification around the need for tourism uses to be serviced by infrastructure such as a road network.</p>	<p>Planning Scheme and offers a range of services, including over the counter or telephone advice, or Concept Meetings to assist in understanding the requirements for proposed development.</p> <p>The Draft Planning Scheme has provided for a reduction in assessment levels for a number of tourism uses in the Rural Zone. Whilst a Material Change of Use (Code Assessment) application is required, a reduction from the current impact assessment has been proposed. These include:</p> <ul style="list-style-type: none">• <i>Environment facility</i>;• <i>Nature-based tourism</i>, where involving a tourist facility not exceeding 500m² TUA;• <i>Outdoor sport and recreation</i>, where not exceeding 1000m² GFA;• <i>Tourist attraction</i>, where not exceeding 500m² GFA. <p>The following land uses are proposed to be recognised as accepted and code assessable development:</p> <table><tr><th><i>Accepted</i></th><th><i>Code Assessable</i></th></tr><tr><td><ul style="list-style-type: none">• <i>Tourist cabins</i> (2 cabins);• <i>Tourist park</i> (up to 5 sites) (It should be noted that an accepted development option is proposed to be provided for this land use under the Draft Planning Scheme).</td><td><ul style="list-style-type: none">• <i>Tourist cabins</i> (3 to 6 cabins);• <i>Food and drink outlet</i> (where not exceeding 200m² GFA)• <i>Tourist park</i> if not exceeding 25 <i>tourist accommodation sites</i>.</td></tr></table> <p>A <i>Tourist attraction</i> has decreased from impact to code assessable development where not exceeding 500m² GFA. Having regard to the wide range of activities that may occur as a <i>Tourist attraction</i>, it is considered reasonable that a code assessment application be required in this instance. A review of the policy after its commencement can be undertaken to assess its effectiveness. A code assessable application for a small-scale <i>Food and drink outlet</i> is similarly considered reasonable to ensure that the land use is operated to avoid any impacts on nearby properties and is able to be serviced by necessary infrastructure such as road network.</p> <p>Overall, the proposed category of assessment for tourism uses in the Draft Planning Scheme is considered to be consistent with the Strategic Intent as described above in that appropriate mechanisms need</p>	<i>Accepted</i>	<i>Code Assessable</i>	<ul style="list-style-type: none">• <i>Tourist cabins</i> (2 cabins);• <i>Tourist park</i> (up to 5 sites) (It should be noted that an accepted development option is proposed to be provided for this land use under the Draft Planning Scheme).	<ul style="list-style-type: none">• <i>Tourist cabins</i> (3 to 6 cabins);• <i>Food and drink outlet</i> (where not exceeding 200m² GFA)• <i>Tourist park</i> if not exceeding 25 <i>tourist accommodation sites</i>.				
<i>Accepted</i>	<i>Code Assessable</i>									
<ul style="list-style-type: none">• <i>Tourist cabins</i> (2 cabins);• <i>Tourist park</i> (up to 5 sites) (It should be noted that an accepted development option is proposed to be provided for this land use under the Draft Planning Scheme).	<ul style="list-style-type: none">• <i>Tourist cabins</i> (3 to 6 cabins);• <i>Food and drink outlet</i> (where not exceeding 200m² GFA)• <i>Tourist park</i> if not exceeding 25 <i>tourist accommodation sites</i>.									

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		<p>to be in place to ensure that the Region's rural areas are predominantly retained for rural production and scenic amenity values are not compromised.</p> <p>SUB19059: The support for Council's provision of 'concept meetings' is noted. Further clarification about road network requirements and the planning need to have such a requirement, will be provided in supporting information sheets for the planning scheme.</p>				
2.	<p>SUB19007: Concerns are raised that the Strategic Framework does not use positive language and does not allow development to be assessed on its individual merits. For example, it is considered that outcomes using terminology such as 'avoid', or 'do not include' or 'excludes' and similar, should be reworded to <i>'are compatible with the existing and potential rural activities on surrounding land.'</i> and <i>'impacts to neighbouring properties are mitigated to a level consistent with the reasonable expectations of the zone'</i> to allow the market and development to respond through innovation and performance-based assessment.</p> <p>SUB19059: The submission references confusing legal/town planning language but concludes that the 'concept meeting' should help to alleviate any confusion.</p>	<p>SUB19007: The concerns about the language used in the Strategic Framework are noted, however, it is not considered that the outcomes are articulated in a way that would inhibit a performance based assessment of Impact Assessable development.</p> <p>Where considered necessary to describe the desired policy outcome, terminology such as 'avoid' is used so that development must demonstrate that it should occur in a <i>particular location</i>, despite potential conflicts. An example of this is in Section 3.5.1 of the Strategic Framework for Tourism and Recreation, whereby <i>Acreage development may include small scale tourist and recreation activities, on appropriately sized properties, where impacts on residential amenity and privacy are avoided.</i> This outcome seeks to protect the primary purpose of the zone (being for rural residential purposes), whilst enabling small scale tourism opportunities, but only where it is demonstrated that the impacts are avoided through measures such as appropriate siting.</p> <p>SUB19059: Noted.</p>	N/A	No	No change.	N/A
3.	<p>SUB19007: The submission contends that the Tables of Consistent Uses in the zones should be removed and addressed through the Table of Assessment and Acceptable Outcomes within the Zone Codes. It is noted that the inclusions in the Strategic Framework state uses not identified in the table can be accommodated in respective zones <i>"if it is demonstrated development complies with the Strategic Framework"</i> as is the case with any impact assessable application.</p> <p>SUB19059: An interactive compliance spreadsheet that was discussed during a meeting with Council, is supported by the submitters as a way by which navigating the requirements of the planning scheme in relation to tourism development proposals is made easier for the applicant. This would assist applicants before they reach the concept meeting stage which may not be required.</p>	<p>SUB19007: The 'Consistent Uses and Potentially Consistent Uses Table' (Table) are used in the Zone Codes of the Draft Planning Scheme and includes two columns. Column 1 'Consistent Uses' includes those uses that are either accepted or code assessable uses in the zone, whilst Column 2 'Potentially Consistent Uses' includes uses that are subject to impact assessment.</p> <p>Under the relevant Zone Code, uses recognised as 'potentially consistent' are expected to occur in the zone <i>'where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone'</i> (please refer to section 2(b) 'Land Uses' of any zone code). Section 2(b)(vii) of any zone code further identifies where a land use is not identified in the</p>	N/A	No	No change.	N/A

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		<p>Table, these uses are recognised as being inconsistent with the zone and are not intended to occur in the zone.</p> <p>Where a use is subject to the Impact Assessment process and subsequently, assessment against the Strategic Framework is triggered, the Strategic Outcomes applicable to the <i>Communities and Character Theme</i> requires the following:</p> <p><i>Rural Areas (or Urban Areas, Acreage Areas, Mountain Community, Townships etc.) 'only accommodates those land uses in the Table for each zone unless it is demonstrated that the development complies with the Strategic Framework' (Section 3.4.2). The Strategic Framework provides the opportunity for land uses not recognised in the Table as being potentially consistent in a zone to demonstrate its compliance with the policy of the Strategic Framework. It is considered that it has been drafted to provide further clarity regarding the intended land uses in a zone and not a mechanism to prohibit uses as the Strategic Framework provides scope to consider other uses that demonstrates compliance with the policy of this component of the Planning Scheme. The potential removal of these Tables (in particular in relation to 'potentially consistent uses') is envisaged to have implications on the intended operation of the Planning Scheme, in particular the Strategic Framework and would require a review of the drafting approach.</i></p> <p>SUB19059: Noted. Supporting information (such as code templates in a Word Document available for public use) to assist in planning scheme interpretation is a key focus of the implementation of the planning scheme.</p>				
4.	<p>SUB19007: The submission contends that prescriptive specific lot sizes, road frontages and requirements should not be in the Strategic Framework, rather the Strategic Intent should be outlined. For more flexible, innovative ways an example of 3000m² requirement for onsite water treatment does not contemplate more efficient sewerage treatment technologies which can respond to a more performance based strategic intent.</p> <p>SUB19059: The submission suggests that land size is irrelevant where an on-site sewerage treatment plant system meets all the relevant approvals.</p>	<p>SUB19007: Noted. Where particular policy is sought to be upheld in the Impact Assessment process, the desired form of development is described in the Strategic Framework. This includes the need to provide certainty for rural residential lot sizes and the creation of new lots less than 4000m² is not supported on land that is not connected to reticulated sewer. Note: 3000m² was proposed in the 2018 Consultation Draft, but subsequently amended in response to submissions.</p> <p>SUB19059: It is accepted that on-site sewerage systems are available that can treat sewerage effectively on site regardless of land size. Notwithstanding, a minimum lot size that reduces risk of environmental harm is considered necessary as a mechanism to holistically manage potential environmental impacts of development. Further, systems designed for smaller land areas can be cost-prohibitive. Importantly, the</p>	N/A	No	No change.	N/A

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		minimum lot size for the Rural Residential Zone is also applied to uphold a desired built form and neighbourhood character.				
5.	<p>SUB19007: The submission suggests that reference to restricted products sold in shops in the Strategic Framework should be removed. The administrative definition for convenience retailing is ambiguous. A tourist park, resort complex, short term accommodation provider should be able to sell convenience products to visitors and guests, as elsewhere supported in the Strategic Framework.</p> <p>SUB19059: The submission concludes that concerns about restrictions to the selling of convenience products at a tourist park, resort complex and short term accommodation provider can be fine-tuned at the 'concept meeting'.</p>	<p>SUB19007: Describing the type of product sold in some cases seeks to ensure that the purpose of the zone is upheld. For example, the Minor Tourism Zone (which applies to Gallery Walk at Tamborine Mountain) seeks to provide for the retailing of tourism products only and excludes the retailing of domestic goods including <i>convenience retail, department stores, discount department stores, full-line supermarkets and supermarkets</i> so as not to compromise the role and function of a centre in the Centre Hierarchy and continue the primary role and function of Gallery Walk as a tourism precinct.</p> <p>In regard to a Tourist Park, Resort complex or short term accommodation provider selling convenience products to visitors and guests, this activity would be considered an ancillary use and not a separate land use activity requiring separate consideration under the Planning Scheme.</p> <p>SUB19059: Noted. Concept and Pre-lodgement meetings provide the ideal forum to provide specific advice on where a proposed land use fits in with the prescribed land use definitions.</p>	N/A	No	No change.	N/A
6.	<p>SUB19007: The restriction of supermarkets within a township should be removed from the Strategic Framework. It deprives communities and visitors of essential services and limits the potential supporting infrastructure for economic and tourism development.</p> <p>SUB19059: The submission states "No change to the recommendations".</p>	<p>SUB19007: Noted. A range of small scale retailing uses is supported in the Township Zone to support the needs of the local community and the immediate catchment, however, higher-order retailing is not supported so as not to detract from the role and function of the higher-order centres in the region.</p> <p>SUB19059: Noted. Council's draft recommendation was for 'No change' made in reference to higher-order retailing not being supported outside a township so as not to detract from the role and function of the higher-order centres in the region.</p>	N/A	No	No change.	N/A
7.	<p>SUB19007: The submission requests Council consider the removal of references to administrative definitions in the Table of Assessment and address development requirements in the acceptable solutions of accepted development component of respective development codes.</p> <p>The Table of Assessment identifies that some uses require access from a defined constructed road to be considered accepted development subject to requirements. However, this is not the case for a Tourist Park. All required assessment against the Tourism Uses Code, which contains acceptable outcome 3.1 for Accepted Developments assessment to ensure 'Development is accessed via a constructed road'. This creates confusion for the applicant, in that acceptable outcomes identified in a use code are</p>	<p>SUB19007: Noted. Administrative definitions have been used in the Tables of Assessment as a way of shortening the description of triggers for development that is Accepted or Code Assessment. For example, there are many instances where the <i>minor building work</i> definition is referred to in the table, to avoid including and repeating the full description several times in the table.</p> <p>The requirement that a land use obtain access to a constructed road is necessary to ensure that roads, in particular the rural road network, has the capacity and provides safety for any increase in road users such as</p>	N/A	No	No change.	N/A

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	<p>repeated in the Table of Assessment for some but not for others, despite the acceptable outcomes being applicable to acceptable development, triggering a Code Assessable application for properties that do not meet this requirement in any circumstance.</p> <p>The submitter is of the view that small scale accommodation activities have a lesser risk and impact on the road network than a Transport Depot (which is accepted development without requirements) and should be treated comparably.</p> <p>SUB19059: The submission refers also to point 1., above and submits that inconsistencies remain, with the definition of constructed road and the type, size and sealing method for a carpark.</p>	<p>tourists unfamiliar with the locality. A number of roads in the region are constructed to only facilitate low intensity rural activities and may not be of a standard to cater for additional traffic generated by tourism uses.</p> <p>Notwithstanding, the Tables of Assessment applying to <i>Tourist park</i> and other tourism related development have been reviewed to ensure that a Code Assessable development application is not unintentionally triggered for development that is intended to remain Accepted with Requirements where access to a constructed road is required. The review found and determined that the requirement remains valid and unchanged.</p> <p>SUB19059: Noted. A definition for 'constructed road' is provided in Schedule 1 of the Draft Planning Scheme (Administrative Definitions), which provides guidance for the term.</p>				
8.	<p>SUB19007: The submission contends that the Planning Scheme should allow for small scale low risk non rural code assessable uses to be accepted development subject to requirements in the Rural Zone TOA to support small scale visitor experiences and incremental tourism and mixed use farming solutions. For example, Farm tours would require a Code Assessable development application.</p> <p>SUB19059: The submission suggests that consideration be given to the use of farm gate, Food/drink outlet whether as a temporary use or as a Home based business. In the first submission these uses are described as small scale and low risk.</p>	<p>SUB19007: Refer to comments regarding the reduction in the level of assessment for some tourism uses in No. 1 for this submission. Overall, the proposed category of assessment for tourism uses in the Draft Planning Scheme is considered to be consistent with the Strategic Intent as described above in that appropriate mechanisms need to be in place to ensure that the Region's rural areas are predominantly retained for rural production and scenic amenity values are not compromised.</p> <p>SUB19059: Noted. There are opportunities for Temporary Uses in accordance with Part 1 of the Planning Scheme. It is recommended that Town Planning advice from Council be sought prior to any temporary use operation to ensure compliance with the planning scheme and any other licencing requirements.</p> <p>Further review of the planning scheme to enable small scale tourist uses will be considered as part of a future amendment to the planning scheme.</p>	N/A	No	No change.	N/A
9.	<p>SUB19007: Include a Function Facility - weddings and events of approximately 200sqm GFA as Code Assessable in the Rural Zone.</p> <p>SUB19059: <i>Function facility</i> is submitted as being at an 'entry level' and considered under the planning scheme under temporary function or home based business.</p>	<p>SUB19007: Although Function facilities are a land use that may be suitable in a Rural Zone, this depends on the individual characteristics of the site and infrastructure capacity and it is therefore considered appropriate that the development is subject to Impact Assessment. This ensures that impacts on neighbouring properties can be considered through submissions and whether the development achieves the intended outcomes of the Rural Zone in the Strategic Framework.</p> <p>SUB19059:</p>	N/A	No	No change.	N/A

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		Noted. There are opportunities for Temporary Uses in accordance with Part 1 of the Planning Scheme. It is recommended that Town Planning advice from Council be sought prior to any temporary use operation to ensure compliance with the planning scheme and any other licencing requirements.				
10.	<p>SUB19007: Do not have a table for the precincts, rather add additional provisions to the overarching zone table when applicable to the precinct thereby highlighting the differences in levels of assessment.</p> <p>SUB19059: The submitter suggests that the idea of a table for the assessment of tourism uses within for example the Tamborine Mountain Rural Precinct of the Rural Zone that highlights levels of assessment differences, may need fine tuning and a future amendment once put into practice.</p>	<p>SUB19007: Noted, however, it was determined that for the majority of users, a new table applying to each precinct enhanced the reader's understanding of the range of uses intended to occur as accepted development or code assessable in a zone precinct, rather than referring to two tables and highlighting differences.</p> <p>SUB19059: Noted. Further refinement of tourism policy in rural areas may be considered in a future amendment to the planning scheme.</p>	N/A	No	No change.	N/A
11.	<p>SUB19007: Remove 'consistent' and 'potentially consistent uses' from the Draft Planning Scheme as they add unnecessary complexity to the Planning Scheme and result in repetition.</p> <p>SUB19059: Structural changes originally suggested (citing 'consistent' and 'potentially consistent' assessment levels) in response to the Draft Planning Scheme, could be greatly assisted by an interactive compliance spreadsheet as referred to in 3., above.</p>	<p>SUB19007: Refer to response for No.3 in this table.</p> <p>SUB19059: Noted. Supporting information to assist in planning scheme interpretation is a key focus of the implementation of the planning scheme.</p>	N/A	No	No change.	N/A
12.	<p>SUB19007: Review Performance Outcomes and Overall Outcomes to ensure the same outcome is not repeated in the hierarchy of policy. Specific references to prohibited or unsupported land uses should be removed from the Overall Outcomes of Zone Codes as it implies that the use, no matter how minor, well located or impact mitigates are not acceptable in the zone. It is suggested that Overall Outcomes should be outcome based, and specific references to land use should be well supported by the outcomes the use would compromise if located in the zone. There is concern that many Overall Outcomes read as Acceptable Outcomes, given their specific nature and reference to design outcomes. Further, many codes repeat Overall Outcomes as Performance Outcomes in the same code. This contradicts the SPP 2017 Guiding Principles which require Planning Schemes to be performance based, have a clear hierarchy of policy and does not allow the performance-based assessment of development to be assessed on its individual merits.</p> <p>SUB19059: Structural concerns about the Draft Planning Scheme causing confusion are important because in attempting to create clarity, confusion has emerged. This may lead to the need for a future amendment to the Draft Planning Scheme.</p>	<p>SUB19007: The repetition of some Performance Outcomes as Overall Outcomes was deliberate to ensure that where necessary, the assessment benchmarks included the desired outcomes for development in light of the hierarchy of assessment criteria for Code Assessable Development outlined in Part 5, Section 5.3.3:</p> <p><u>(3) Code assessable development:</u></p> <p><i>(a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column</i></p> <p><i>(b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(d), must:</i></p> <p><i>(i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(d) (that is, the</i></p>	N/A	No	No change.	N/A

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?						
		<p><i>performance outcome(s) corresponding to the relevant acceptable outcome(s))</i></p> <p><i>(ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(2)(b) other than those mentioned in sub-section 5.3.3(2)(d).</i></p> <p><i>(c) that complies with:</i></p> <p><i>(i) the purpose and overall outcomes of an assessment benchmark (e.g. code) complies with the assessment benchmark</i></p> <p><i>(ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the assessment benchmark (e.g. code).</i></p> <p>SUB19059: Noted. Supporting information to assist in planning scheme interpretation is a key focus of the implementation of the planning scheme.</p>										
13.	<p>SUB19007: Administrative definitions in Overall Outcomes should be avoided, particularly where prohibiting a particular activity e.g. Retail shops in Tourism Zones. This causes confusion and enforcement issues. The validity of attempting to limit the use of a shop by sale of a particular product and how this could be enforced, given a tourism product could be any type of product to serve the needs of visitors.</p> <p>Limitations on the type of retail provided in Townships will potentially compromise basic access to goods and services for residents and visitors.</p> <p>A legal review of the Draft Planning Scheme is recommended particularly for these anti-competitive policy outcomes.</p> <p>SUB19059: The submission states that in the future it would be good to see many proven tourism operations listed in the Consistent Uses column of the Zone Codes that relate to tourism uses.</p>	<p>SUB19007: Administrative definitions support the policy intent which, in this case, is to protect the centres hierarchy in the region. It should be noted that the Township zone (where no precinct applies) facilitates a range of retail and commercial uses as shown below:</p> <table><tr><th>Column 1 Consistent Uses</th><th>Column 2 Potentially Consistent Uses</th></tr><tr><td colspan="2">Commercial Activities</td></tr><tr><td>Adult store Agricultural supplies store Bar Car wash Food and drink outlet Function facility Funeral parlour Garden centre (where TUA does not exceed 250m²) Hardware and trade supplies (where GFA does not exceed 250m²) Health care service Market Office Outdoor sales Parking station Service industry Service station</td><td>Garden centre* Hardware and trade supplies* Hotel Shop (where not involving a department store, discount department store or full-line supermarket) Shopping centre (where not involving a department store, discount department store or full-line supermarket)</td></tr></table>	Column 1 Consistent Uses	Column 2 Potentially Consistent Uses	Commercial Activities		Adult store Agricultural supplies store Bar Car wash Food and drink outlet Function facility Funeral parlour Garden centre (where TUA does not exceed 250m²) Hardware and trade supplies (where GFA does not exceed 250m²) Health care service Market Office Outdoor sales Parking station Service industry Service station	Garden centre* Hardware and trade supplies* Hotel Shop (where not involving a department store, discount department store or full-line supermarket) Shopping centre (where not involving a department store, discount department store or full-line supermarket)	N/A	No	No change.	N/A
Column 1 Consistent Uses	Column 2 Potentially Consistent Uses											
Commercial Activities												
Adult store Agricultural supplies store Bar Car wash Food and drink outlet Function facility Funeral parlour Garden centre (where TUA does not exceed 250m²) Hardware and trade supplies (where GFA does not exceed 250m²) Health care service Market Office Outdoor sales Parking station Service industry Service station	Garden centre* Hardware and trade supplies* Hotel Shop (where not involving a department store, discount department store or full-line supermarket) Shopping centre (where not involving a department store, discount department store or full-line supermarket)											

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		<div> <div> Shop (where not exceeding 250m² GFA) Shopping centre (where each tenancy does not exceed 250m² GFA) Theatre Veterinary service </div> </div> <p>The policy intent is to protect the centres hierarchy and ensure larger scale retail occurs in the region's centres.</p> <p>SUB19059: Noted. The development of tourism operations in the Township Zone may be considered further in a future amendment to the Planning Scheme.</p>				
14.	<p>SUB19007: Overall Outcomes instead of land uses themselves should express the types of land use outcomes supported and intended for a zone.</p> <p>SUB19059: The submission states that in the future as tourism activities prove themselves, land use outcomes expressed through the Planning Scheme will reflect a range of uses that support more tourism diversification.</p>	<p>SUB19007: Noted, however, it is considered important for clarity that the land use definitions be used when describing the range of uses supported in a zone.</p> <p>SUB19059: Noted. Further refinement of outcomes for tourist uses may be considered in a future amendment to the planning scheme.</p>	N/A	No	No change.	N/A
15.	<p>SUB19007: Review the acceptable outcomes of the Overlay Codes so that if a pragmatic and demonstrable assessment of risk can be undertaken by the applicant such as identification of the risk/protected values existence in accordance with the overlay mapping, and appropriate distance or separation of proposed development from the risk to allow applicants a pragmatic approach to identify mapping discrepancies without the need to lodge a code assessable application or engage an expert at their cost to demonstrate compliance.</p> <p>There is concern that many overlay codes are onerous on small development and trigger code assessment. For example, it is considered that development in a Potential Bushfire Impact Buffer area should not require the submission of a code assessable development application. The submitter supports an acceptable outcome that allows the applicant to demonstrate compliance with AO1 through measurement, setbacks and clearances to significant vegetation and identified Bushfire Hazard Areas.</p> <p>SUB19059: Implementing concept meetings and pre lodgement and the use of interactive code tables (as proposed earlier) will lead to a town plan that, with the necessary amendments, will promote a fluent development process.</p>	<p>SUB19007: The intent of the overlay mapping is to provide an indication that a value or constraint is expected to exist in the landscape. Site analysis triggered as part of the development assessment process is proposed to be relied upon to determine if the depicted values are present on a particular site.</p> <p>Due to the resources required, and practicalities of undertaking this exercise at an individual lot-level, Council has not further refined overlay mapping of the Planning Scheme.</p> <p>The overlay codes and triggers have also been drafted to only require applications for types of development that have the potential to impact or be impacted on by a particular value or constraint.</p> <p>The Bushfire Hazard Overlay seeks to ensure that bushfire risk is avoided or mitigated for development that increases the number of people living or working in a bushfire hazard area. Assessment benchmarks for Dwelling houses to remain accepted development where compliance is achieved have been provided.</p>	N/A	No	No change.	N/A

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		<p>Further, it is noted that section 46 of the <i>Planning Act 2016</i> provides the opportunity for Council to issue an Exemption Certificate if... <i>the development was categorised as assessable development only because of particular circumstances that no longer apply; or the development was categorised as assessable development because of an error.</i> Council therefore has the ability to issue an Exemption Certificate where a value that is clearly not present on the land to avoid assessment against any overlay. This will help in avoiding code assessable development applications where the development would otherwise have been accepted.</p> <p>SUB19059: Noted. Supporting information to assist in planning scheme interpretation is a key focus of the implementation of the planning scheme.</p>				
16.	<p>SUB19007: Some small-scale tourist activities should be included as accepted development where potential risks are appropriately demonstrated.</p> <p>SUB19059: Following on from the first point (1., above), tourist attractions should be an accepted activity regulated by size and scale. The submission requests further investigation into whether the activity could include staged development and set parameters that allow for smaller start up activities to be included as accepted.</p>	<p>SUB19007: The Draft Planning Scheme has provided for a reduction in assessment levels for a number of tourism uses in the Rural Zone. This was considered during drafting and the scale of tourist development enabled at accepted or code assessment is considered appropriate. Refer to the analysis provided for No.1 in this table.</p> <p>SUB19059: Noted. Further refinement of tourism policy in rural areas may be considered in a future amendment to the planning scheme.</p>	N/A	No	No change.	N/A
17.	<p>SUB19007: Review setbacks to watercourses for tourist accommodation to facilitate low impact low risk tourist accommodation near watercourses. We recommend tents, recreational vehicles, motor homes, camper vans, caravans and cabins to be allowed near watercourses, particularly if sewage disposal is setback an appropriate distance. Table 8.2.10.3.3 Minimum Horizontal Separation Distances for Residential and Tourist Accommodation calls for setbacks of between 10m and 100m to various stream orders. In many circumstances, this would require tent sites on a rural property to be set back at minimum of 100m from a stream, and in our view is unnecessary to manage the limited risk to water quality.</p> <p>SUB19059: Horizontal distances and Environmental overlays do not always translate to actual on-site conditions. An option for an on-site concept meeting would be more productive and conclusive.</p>	<p>SUB19007: Setback distances in the Environmental Significance Overlay and the Water Resource Catchments Overlay are acceptable outcomes that seek to prevent land degradation around waterways and protect water quality and natural ecosystems.</p> <p>The distances are considered appropriate benchmarks which are expressed as Acceptable Outcomes. Alternative Outcomes that meet the Performance Outcome can be proposed through an Ecological Assessment Report, however, ideally, impact on waterways should be avoided by siting the development away from waterways.</p> <p>SUB19059: Noted. Where one Acceptable Outcome of development identified as 'Accepted Subject to Requirements' is not complied with, the Planning Scheme provides that the Code Assessment must be limited to the relevant PO where compliance must be demonstrated (Refer to Part 5, Section 5.3.3 (3) (b)). Council's Fees and Charges for such</p>	N/A	No	No change.	N/A

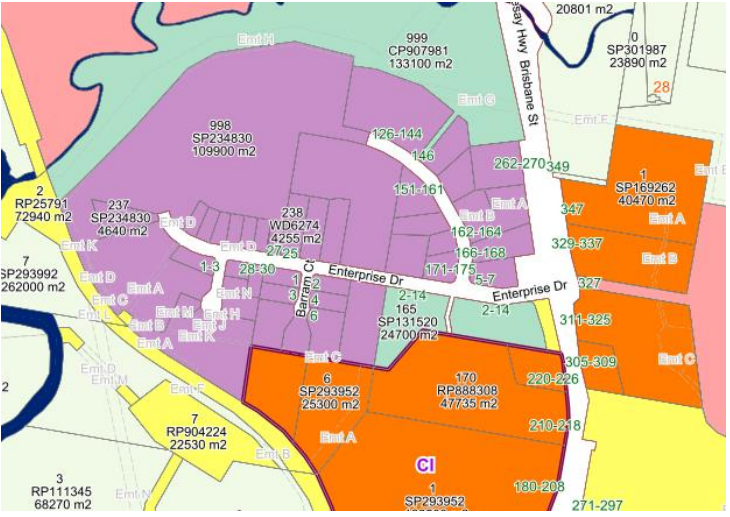
Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?				
		development are proposed to be amended to reflect a reduced fee for this type of 'limited' Code Assessment.								
18.	<p>SUB19007: Remove or amend acceptable outcome AO1 of the Tourism Use Code to accord with the Residential Tenancy and Rooming Accommodation Act 2008 to support a maximum 3 month stay.</p> <p>SUB19059: No further change to the submission on this point and recommendation provided by Council, which enables an amendment of AO2 of the Tourism Use Code involving a stay period to be more closely aligned with the <i>Residential Tenancy and Rooming Accommodation Act 2008</i>.</p>	<p>SUB19007: Noted. It is recommended that the Acceptable Outcome (AO2) in Table 9.3.17.3.1 - Criteria for Accepted and Assessable Development be amended from 30 days to a maximum stay of 40 days to be more closely aligned with the <i>Residential Tenancy and Rooming Accommodation Act 2008</i> but still provide a reasonable timeframe that is considered 'short-term'.</p> <p>SUB19059: Noted.</p>	N/A	No	<p>Change the Acceptable Outcome AO2 of the Tourism Use Code at Table 9.3.17.3.1 - Criteria for Accepted and Assessable Development from a maximum temporary stay of 30 days, to a maximum of 40 days as follows:</p> <p>AO2: <i>Accommodation is only supplied to guests on a temporary basis with no stay being more than 30 40 consecutive nights.</i></p>	N/A				
19.	<p>SUB19007: Amend AO5.2 to allow for increased densities in urban setting and expansions of existing tourist parks via acceptable outcomes. An acceptable outcome referencing a density is inefficient and misleading, and instead an allowable site cover or similar should be provided in our rural settings. Indeed, a tourist park in a natural setting, like our national park camp grounds should minimise its site cover to maintain environmental values, whilst allowing access for the appreciation and enjoyment of those values. With declining budgets for our National Parks management, the private sector needs to be supported to facilitate natural experiences.</p> <p>SUB19059: No further change to the submission and Council's earlier recommendation on this point (refer to 19. In the third (adjoining) column of this submission.</p> <p>The submission also suggests that an amendment should address whether sustainable development would be achieved through different densities of accommodation for tourist parks within various zones.</p>	<p>SUB19007: AO5.2 has been amended in the Second Consultation Draft Planning Scheme to provide a density proportionate to site area that is considered appropriate for the Rural Zone. A site cover maximum of 10% is also included for development outside the Rural Zone. This seeks to ensure that cabins are developed at an intensity and scale that retain the predominant natural character and amenity of the site and surrounding area.</p> <table><tr><th colspan="2">Short-term Accommodation and Nature Based Tourism - (where involving cabins and tents -"tourist accommodation sites")</th></tr><tr><td><p>PO5 <i>Tourist accommodation sites:</i> (1) are developed at an intensity and scale that retain the predominant natural character and amenity of the site and surrounding area; (2) are designed to complement the environmental or landscape</p></td><td><p>AO5.1 <i>Where not in the Rural Zone, development has a maximum site coverage of 10%.Tourist accommodation sites are developed on a site with a minimum area of 2ha.</i></p><p>AO5.2 <i>Tourist accommodation sites are provided at a density not exceeding 4 Tourist accommodation site per hectare. In the Rural Zone, development has the following accommodation density:</i></p></td></tr></table>	Short-term Accommodation and Nature Based Tourism - (where involving cabins and tents -"tourist accommodation sites")		<p>PO5 <i>Tourist accommodation sites:</i> (1) are developed at an intensity and scale that retain the predominant natural character and amenity of the site and surrounding area; (2) are designed to complement the environmental or landscape</p>	<p>AO5.1 <i>Where not in the Rural Zone, development has a maximum site coverage of 10%.Tourist accommodation sites are developed on a site with a minimum area of 2ha.</i></p> <p>AO5.2 <i>Tourist accommodation sites are provided at a density not exceeding 4 Tourist accommodation site per hectare. In the Rural Zone, development has the following accommodation density:</i></p>	N/A	No	No change.	N/A
Short-term Accommodation and Nature Based Tourism - (where involving cabins and tents -"tourist accommodation sites")										
<p>PO5 <i>Tourist accommodation sites:</i> (1) are developed at an intensity and scale that retain the predominant natural character and amenity of the site and surrounding area; (2) are designed to complement the environmental or landscape</p>	<p>AO5.1 <i>Where not in the Rural Zone, development has a maximum site coverage of 10%.Tourist accommodation sites are developed on a site with a minimum area of 2ha.</i></p> <p>AO5.2 <i>Tourist accommodation sites are provided at a density not exceeding 4 Tourist accommodation site per hectare. In the Rural Zone, development has the following accommodation density:</i></p>									

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		<div><div><div>setting of the site and surrounding area; (3) are screened from public areas to reduce the visual impact of the bulk and density of buildings; and (4) do not adversely impact on the privacy and amenity of the surrounding area.</div><table><tr><th>Site Area (ha)</th><th>Maximum no. of tourist accommodation sites</th></tr><tr><td>0-20</td><td>6</td></tr><tr><td>21-40</td><td>10</td></tr><tr><td>41-60</td><td>15</td></tr><tr><td>More than 60</td><td>20</td></tr></table></div></div> <div>SUB19059: Noted. Further refinement of the policy for tourism accommodation in the region may be considered in a future amendment to the planning scheme.</div>	Site Area (ha)	Maximum no. of tourist accommodation sites	0-20	6	21-40	10	41-60	15	More than 60	20				
Site Area (ha)	Maximum no. of tourist accommodation sites															
0-20	6															
21-40	10															
41-60	15															
More than 60	20															
20.	<div>SUB19007: Amend AO6 to address impacts from on-site activities and not the arrival or departure of guests.</div> <div>SUB19059: No further change to the submission and Council's earlier recommendation on this point (refer to 20. In the third (adjoining) column of this submission).</div>	<div>SUB19007: AO6 is an Acceptable Outcome that seeks to address the potential noise generated from guests arriving and departing accommodation overnight. It is considered a suitable self-assessment outcome that addresses the traffic and noise impacts sought by the Performance Outcome.</div> <div>SUB19059: Noted.</div>	N/A	No	No change.	N/A										
21.	<div>SUB19007: Remove AO7.2 from the Draft Planning Scheme which represents unnecessary regulation to achieve the performance outcome.</div> <div>SUB19059: No further change to the submission and Council's earlier recommendation on this point.</div>	<div>SUB19007: In Table 9.3.17.3.1, AO7.2 (<i>Cabins do not include laundry facilities</i>) does not contribute to the achievement of the Performance Outcome being that 'Development is small scale and is compatible with the character and amenity of the area'. It is recommended that AO.7.2 be removed.</div> <div>SUB19059: Noted.</div>	N/A	No	Remove AO7.2 from the Tourism Uses Code requiring that 'Cabins do not include laundry facilities'.	No										
22.	<div>SUB19007: Amend assessable development table of the Tourism Use Code to differentiate between urban and rural settings and existing tourist parks.</div> <div>SUB19059: No further change to the submission and Council's earlier recommendation on this point.</div>	<div>SUB19007: It is considered that the existing Performance Outcomes in the Tourism Uses Code are flexible so that development responds to surrounding area, regardless of its urban or rural setting.</div>	N/A	No	No change.	N/A										

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
		SUB19059: Noted.				
23.	<p>SUB19007: Increase the cap of the number of tourist accommodation sites to be assessed under acceptable development to 20 tourist accommodation sites, particularly in the Rural Zone.</p> <p>SUB19059: The submission also suggests that an amendment should address whether sustainable development would be achieved through different densities of accommodation for tourist parks within various zones.</p>	<p>SUB19007: Noted, however, the thresholds for the level of assessment are considered appropriate to address the level of risk and impacts.</p> <p>SUB19059: Noted. Further refinement of the policy for tourism accommodation in the region may be considered in a future amendment to the planning scheme.</p>	N/A	No	No change.	N/A
24.	<p>SUB19007: Remove or increase the cap of tourism accommodation sites for a tourist park in appropriate zones to a minimum of 50 tourist accommodation sites.</p> <p>SUB19059: The submission also suggests that an amendment should address whether sustainable development would be achieved through different densities of accommodation for tourist parks within various zones.</p>	<p>SUB19007: Noted, however, the thresholds for the level of assessment are considered appropriate to address the level of risk and impacts associated with Tourist Parks.</p> <p>SUB19059: Noted. Further refinement of the policy for tourism accommodation in the region may be considered in a future amendment to the planning scheme.</p>	N/A	No	No change.	N/A

4. Protection of Extractive Resources and Industries

Submission ID	Key Points of Submission	Analysis	Reference to a change from the first to the second draft? Yes/No	State Interest? Yes/No	Recommendation	Significant Change?
SUB19006	<p>The submission supports the Strategic Framework's recognition of the important role of the extraction industry, the sustainable use of extractive resources and the protection of those resources from incompatible development. It also supports the aim within the Strategic Framework that industrial land is protected from incompatible uses. The submission however raises concern about the levels of assessment and development code mechanisms which are not considered to be strong enough to protect the extractive industries and land on which they are located.</p> <p><u>Level of Assessment for new development in proximity to extractive industry</u></p> <p>It is submitted that where a Material Change of Use, for example Community Residence, Dwelling House and Short-term Accommodation is Accepted Development in the Rural Zone, the Extractive Resources Overlay does not apply and therefore does not protect KRAs from the establishment of incompatible uses. It is recommended that Table 5.10.1 is amended to ensure the Extractive Industry Overlay applies to sensitive land uses.</p> <p>Those sensitive land uses that are Code Assessable under the Rural Zone Table of Assessment would similarly remain Code assessable where the Extractive Resource Overlay applies. This means that extractive industry proponents cannot provide input to the development assessment process including their support or otherwise on how the proposal affects the existing or future operations. The submission recommends that Table 5.10.1 is amended to increase the level of assessment for sensitive land uses on land within the Extractive Industry Overlay to Impact Assessable.</p> <p><u>Extractive Industry Code requirements</u></p> <p>The submission recommends that the Extractive Industry Overlay Code restricts the establishment of sensitive land uses in proximity to KRA transport routes. It is argued that the Code does not account for the potential for KRA transport routes to be adversely impacted by the establishment of sensitive land uses on land abutting these routes, which could affect the viability of KRA operations. A new Performance outcome is recommended: "Development on land abutting a Transport Route identified in the Extractive Resources Overlay Map OM-05 does not compromise the long-term viability of the Transport Route. An associated Acceptable outcome is also proposed: Development in proximity to the Transport Route does not involve a sensitive land use and does not increase the number of people living in the KRA.</p> <p><u>Protection of Industrial Land from incompatible development</u></p> <p>The submission recommends that all sensitive land uses proposed on land surrounding the Industry Zone in the Draft Planning Scheme, require assessment against the General Development Provisions Code. This is particularly in relation to potential impact on the operation or long term viability of the Zone.</p> <p>The Strategic Framework identifies the need for activities in the Industry Zone to be compatible with industrial activities and the Planning Scheme's General</p>	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft. It is also considered that the submission, at times, incorrectly interprets the Draft Planning Scheme.</p> <p><u>Level of Assessment for new development in a KRA and restriction on development of sensitive land uses</u></p> <p>All development (except Animal Husbandry and Cropping) triggers Code Assessment if it is located in a Key Resource Area and the Extractive Resources Overlay Code applies. In accordance with the hierarchy of assessment benchmarks in a Planning Scheme, the outcomes in an Overlay Code prevail over outcomes in a Zone or Development Code.</p> <p>The Extractive Resources Overlay Code seeks to protect extractive resources within a KRA from development that might prevent or constrain current or future extraction of the resource. In regard to sensitive uses, AO1.1 requires that <i>development not associated with extractive industry in the KRA does not involve a sensitive land use and does not increase the number of people living in the KRA</i>. This also accounts for sensitive land uses in a Transport Route.</p> <p><u>Protection of Industrial Land from incompatible development</u></p> <p>The concerns raised in the submission about development of sensitive uses in proximity to land in the Industry Zone are noted.</p> <p>Concerns raised specifically about the zoning of land in proximity to the Industry Zone at Beaudesert are noted. This land accessed from Enterprise Drive currently contains a range of low and medium impact industry uses and facilitates further industrial land uses, including <i>Low and Medium Impact Industry</i>.</p>	No	No	No change.	N/A

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	<p>Development Provisions Code seeks to ensure the establishment of sensitive land uses do not impact on adjacent lawful uses. Where land abuts the industrial zone there is a risk that incompatible land uses may establish, impacting the ability of existing and future industrial uses to operate.</p> <p>There is a possibility that where sensitive land uses that are not deemed to be assessable development, new sensitive uses may be established on land adjacent to the Industry Zone. An example which is common to other sites within the Industry Zone, is in Beaudesert where the concrete plant adjoins land in the mixed Use zone. Land uses such as Community Use, Dwelling Unit and Health Care Service are Accepted development in certain circumstances and the General Development Provisions Code would not apply. There is no need under the Draft Planning Scheme in this situation to consider the impacts on or to the Industry Zone.</p> <p>The submission also recommends amendment to the Purpose of the General Provisions Code, similar to the Purpose and Overall Outcomes of the Industry Zone Code, to include recognition of the need to protect lawful uses within adjacent zones, as follows: "Development... being a sensitive land use, does not impact on the operation or long term viability of adjacent existing lawful uses or the achievement of the purpose of adjacent zones.</p>	 <p>The zoning of surrounding land is described as follows:</p> <ul style="list-style-type: none"> Land to the north is included in the Recreation and Open Space zone to facilitate a buffer between the residential development further north at the Mt Lindesay Highway. Land to the south on the western side of the Mount Lindesay Highway is included in the Commercial/Industry Precinct of the Mixed Use Zone which does not facilitate the establishment of further residential uses. Land to the west of Enterprise Drive includes the rail corridor and the Rural Zone. On the eastern side of the Mount Lindesay Highway, there is land included in the Mixed Use Zone (Where no precinct applies) and it is noted that this zoning enables further development of sensitive uses, including residential development. This land (incorporating Lot 1 SP169262, Lot 3 RP193795, Lot 4 SP122648, Lot 6 SP255048 and Lot 5 SP255047) is currently included in the Residential Precinct of the Beaudesert Township Zone in the <i>Beaudesert Shire Planning Scheme 2007</i> and existing uses include Elysium Retirement Village and dwellings. In this instance, the Mixed Use zoning in the Draft Planning Scheme continues to facilitate residential development and reflects the existing use rights and approvals over this particular land. The road corridor (Mt Lindesay Highway) is over 60m at this location and this would assist in mitigating any impacts from industrial uses occurring in the Enterprise Drive locality. <p>Further, any development that is assessable is required to address PO15 of the General Development Provisions Code, which provides that <i>Development involving a sensitive land use in close proximity to existing lawful land uses that generate noise, dust, odour and other emissions, are located and designed to not impede the operation of the existing lawful use.</i></p>				

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		Generally, where the Industry Zone applies in the Region, adjoining zoning is not primarily for residential purposes and therefore protects the establishment and operation of industrial uses in the Industry Zone.				
SUB19018	<p>The submission supports the provisions for land zoned for industrial purposes, however, it is considered that risks remain regarding the viability and protection of <i>Extractive industries</i> and <i>Medium Impact Industries</i> such as concrete batching plants. These matters are outlined as follows:</p> <p><u>Protection of Extractive Industries from Incompatible Development</u></p> <ol style="list-style-type: none"> 1. It is suggested that extractive industry sites should be included in the Extractive Industry Zone to assist in greater transparency for the general community, and avoiding possible community complaints, objections, and costly appeals in the Planning and Environment Court. 2. It is recommended that Council amend the level of assessment tables so that Extractive Industry in the Extractive Industry Zone is Code Assessable (rather than Impact). This reflects the purpose of the zone and the zone codes to facilitate appropriate development of extractive industry in the Region. 3. It is considered that the Extractive Resources Overlay Code does not accurately replicate the State Planning Policy – State Industry Guideline for Mining and Extractive Industry example model code (page 11 and 12 of the Guideline). Concerns are also held in regard to the proposed PO3 which facilitates incompatible development in separation areas. The State Planning Policy Guideline specifically excludes incompatible development and therefore, the draft Scheme does not adequately protect extractive resources from urban encroachment. 4. It is considered that the requirements of the Extractive Resources Overlay Code would only apply in certain circumstances, in particular, Material Changes of Use, provided these are not considered Accepted Development elsewhere in the draft Scheme. Therefore, potential remains for sensitive land uses to be established within KRAs and their Separation Areas. 5. It is further noted that KRAs are often on land zoned rural, however, under the draft Scheme, a number of sensitive land uses such as Community Residence, Dwelling House and Short-term Accommodation are deemed Accepted Development (in certain circumstances), and the Extractive Industry would not apply and the associated Code would not be considered in the development of such sensitive land uses. Similarly, sensitive land uses that are Code Assessable under the Rural Zone Table of Assessment would retain this level of assessment where the Extractive Industry Overlay applies, and the risk to the viability of extractive industry operations remains. 6. In its current drafting, it is submitted that the draft Scheme does not protect KRAs from the establishment of incompatible uses. In addition, it does not 	<p>The matters raised in the submission are out of scope for the second round of consultation as the submission does not relate to a change that is proposed to the 2018 consultation draft.</p> <ol style="list-style-type: none"> 1. The use of the Extractive Industry Zone to reflect extractive industry sites as requested in the submission is not supported. As opposed to including entire lots in an Extractive Industry Zone, which may not accurately reflect the extent of the resource, determination of the resource area through the development application process is Council's preferred approach. 2. Level of assessment changes would constitute a significant change in the Draft Planning Scheme and is not a change from the first to the second draft. Furthermore community feedback through the impact assessment process is considered appropriate, in particular from adjoining land owners. 3. In regard to PO3 of the Extractive Resources Overlay Code, the model code in the current SPP guideline has been reviewed against the code in the Draft Planning Scheme and it is considered that the outcomes align. The code recognises that it is the responsibility of the owners of new sensitive uses in a separation area to mitigate the impacts of the Extractive industry on the sensitive use. It is also noted that any sensitive land uses proposed in a mapped area under the Overlay triggers a code assessable application process. 4. In accordance with the hierarchy of assessment benchmarks in a Planning Scheme, the outcomes in an Overlay Code prevail over outcomes in a Zone or Development Code. <p>Further, it should be noted that the Draft Planning Scheme has been reviewed by the State government in terms of consistency with the SPP and at the time of public consultation, the policy was considered to be consistent.</p> <p>The Extractive Resources Overlay Code seeks to protect extractive resources within a KRA from development that might prevent or constrain current or future extraction of the resource.</p>	No	No	No change.	N/A

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	<p>afford extractive industry the opportunity to object or provide input into the development assessment process which will impact on the viability of existing or future extractive industry operations. As such, the submitter recommends that the draft Scheme be amended to protect KRAs through:</p> <ol style="list-style-type: none"> Amendment to Table 5.10.1 to ensure that the Extractive Industry Overlay Code applies to sensitive land uses; and Amendment to Table 5.10.1 to increase the level of assessment for sensitive land uses on land within the Extractive Industry Overlay to Impact Assessable. <p>7. It is submitted that the draft Scheme does not account for the potential for KRA Transport Routes to be adversely impacted by the establishment of sensitive land uses on land abutting these routes, which could affect the viability of KRA operations. It is therefore recommended that the draft Scheme be amended to restrict the establishment of sensitive land uses in proximity to KRA Transport Routes. This could be achieved through the inclusion of a new Performance Outcome/Acceptable Solution.</p> <p>8. <u>Availability of industrial land</u></p> <p>In recent years, industrial land availability and affordability has been a major issue for Queensland industry, including pre-mixed concrete plants. It is very important that there is a strong supply and development of industrial land with efficient connectivity to transport, infrastructure and services to facilitate practical access and use for industrial needs. Pre-mixed concrete has some specific properties which make the location of concrete-batching facilities critical. As such, it is important that the location of concrete plants is not compromised by being too far away from its end use. Pre-mixed concrete is perishable, with a very limited shelf life, and must be produced close to end use location. It is not suited to being transported over long distances and there is only a limited time for concrete to be mixed and discharged at site.</p> <p>Therefore, it is vitally important that local government Planning Schemes provide industrial land and seek to protect these areas from encroachment of sensitive uses. As noted above, concrete needs to be close to its end use, therefore availability of appropriately zoned industrial land to facilitate concrete batch plants is crucial to support the Scenic Rim region.</p> <p>9. <u>Protection of Industrial Land from incompatible development</u></p> <p>As noted above, the protection of industrial land for existing and future uses is vital in ensuring land supply for industry. However, CCAA members have noted that the General Development Provisions Code only applies to the development of certain sensitive land uses where these are deemed assessable development. As a result, there is the potential that new sensitive land uses will be established on land adjacent to the Industry Zone.</p> <p>In its current drafting, the draft Scheme does not protect the Industry Zone from the establishment of incompatible uses in adjacent zones. It is therefore recommended that the Draft Planning Scheme be amended as follows:</p>	<p>In regard to sensitive uses, AO1.1 requires that <i>development not associated with extractive industry in the KRA does not involve a sensitive land use and does not increase the number of people living in the KRA</i>. This also accounts for sensitive land uses in a Transport Route.</p> <p>5. Refer to 4., above.</p> <p>6. a. Refer to 4., 6b., refer to 2 above.</p> <p>7. Refer to 4., above.</p> <p>8. Noted. This request will be considered for a possible future review of Industrial Land which may result in a possible amendment to the Planning scheme. Zone changes to previously consulted draft versions of the Planning Scheme, including additional Industrial zoned land would constitute a significant change in the Draft Planning Scheme and is not a change from the first to the second draft. Additionally, where the Industry Zone applies in the Region, adjoining zoning is not primarily for residential purposes and therefore protects the establishment and operation of industrial uses in the Industry Zone.</p> <p>9. Any development that is assessable is required to address PO15 of the General Development Provisions Code, which provides that <i>Development involving a sensitive land use in close proximity to existing lawful land uses that generate noise, dust, odour and other emissions, are located and designed to not impede the operation of the existing lawful use</i>.</p> <p>10. The model code in the current SPP guideline has been reviewed against the code in the Draft Planning Scheme and it is considered that the outcomes align. Further, it should be noted that the Draft Planning Scheme has been reviewed by the State government in terms of consistency with the SPP and at the time of the 2018 public consultation, the policy was considered to be consistent. It remains unchanged from that time.</p>				

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	<ul style="list-style-type: none"> • Include provisions that ensure all sensitive land uses proposed on land surrounding the Industry Zone require assessment against the General Development Provisions Code, particularly in relation to their potential to impact on the operation or long term viability of the Industry Zone. • Section 9.3.7.2 Purpose of the General Development Provisions Code be amended to include recognition of the need to protect future lawful uses within adjacent zones, as well as existing lawful uses. <p>10. <u>CCAA Extractive Industry Model Codes and Guidelines</u></p> <p>In 2012, CCAA undertook a project to develop Extractive Industry Model Codes and Guidelines to provide guidance to Local Government authorities in assessing extractive industry development applications. The State Planning Policy – state interest guideline – Mining and extractive resources – April 2016 also references these Codes and Guidelines (Part E – Supporting information). The submitter recommends that the Draft Planning Scheme be amended so that the Code accurately reflects the State Planning Policy example model code and guidelines.</p>					