



Somerset Regional Planning Scheme – Proposed Major Amendment Information Sheet

The Somerset Region Planning Scheme has been amended twice since its original adoption in 2016. The first amendment was an alignment amendment to ensure compliance with *The Planning Act 2016* and the second amendment involved the inclusion of the Local Government Infrastructure Plan and the related Planning Scheme Policy 4 – Design Standards. This is the first major amendment. The amendment has been determined as ‘major’ as it changes a category of development or category of assessment, changes zoning of land and alters policy positions. This amendment represents a combination of changes which have resulted from policy adjustments by council and the state, and general improvements to the scheme, being readability as well as correcting errors identified following implementation of the scheme.

The following provides a brief outline of the major changes, including mapping modifications, proposed to be made to the scheme.

Major and notable changes to the planning scheme and maps

1. Bushfire Hazard overlay: The State Planning Policy (SPP) released in July 2017 identifies development should avoid natural hazard areas, which includes bushfire, or where location is unavoidable the hazard should be mitigated to an acceptable and tolerable risk. The current Somerset Region Planning Scheme does not control development within the ‘Potential Impact Buffer’. In an attempt to satisfy the SPP, both the bushfire hazard overlay table of assessment and the code have been amended to give effect to the ‘Potential Impact Buffer’.

Currently a dwelling house proposed in the ‘potential impact buffer’ would not trigger an MCU application. The changes mean a dwelling house proposed within the buffer that does not comply with the overlay code will trigger an MCU application. For a dwelling house not to trigger an MCU, an array of assessment benchmarks would need to be satisfied. These benchmarks are not considered to be overly onerous.

2. Reduction in Material Change of Use (MCU) dwelling house triggers: Through the operation of the planning scheme it has become apparent that dwelling houses, particularly in the rural zone, are triggering MCU development applications in many situations.

As such, amendments have been made to both the category of development, assessment tables, and the overlay codes to reduce triggers of MCU while still ensuring the relevant outcomes of the codes are satisfied. The following overlays have been amended:

- Air transport
- Biodiversity – Koala habitat
- Infrastructure
- Scenic Amenity



3. Small scale accommodation opportunities increased: It has been brought to council's attention that there is a demand across the region for accommodation to be provided by way of small scale operations. Consideration has been given to this and where possible the scheme has been amended to reduce restrictions on home-based business (bed and breakfast), short term accommodation (where for two (2) units) and tourist park (where for two (2) units/sites) where the level of assessment is being altered by an overlay. The planning scheme still intends on the focus of these land uses being provided within the Tourism focus areas, which includes areas surrounding Wivenhoe and Somerset and also the Brisbane Valley Rail Trail.

4. Biodiversity overlay maps OM003a and OM003b have been amended to reflect the biodiversity corridor identified in ShapingSEQ. Several Strategic Framework maps have been updated as a result of the altered biodiversity corridor. The category of development and assessment of the Biodiversity overlay have been amended to trigger development within the biodiversity corridor where assessment benchmarks of the code are not satisfied.

5. Shaping SEQ altered the Urban Footprint for Toogoolawah, as such the zoning of Lot 3 RP92514 at 2 Toogoolawah Biarra Road has been changed from rural to general residential. The zoning of other land within the region has been amended as a result of development approvals which have been issued and also where errors with the original mapping has been identified.

6. Flood Hazard overlay mapping has been updated to reflect the Brisbane River Catchment Flood Study. The mapping changes have altered the mapping predominantly around Lowood, Fernvale and Glamorgan Vale.

7. Amendments to Administrative definitions: Several Administrative definitions contained with the planning scheme have been amended. A number of new definitions have also been included to improve interpretation. The definitions that have been amended or included are as follows:

- Billboard
- Equivalent Demand Unit (EDU)
- Forest Practice
- Gross floor area (GFA)
- Minor filling and excavation
- Native vegetation
- Net developable area
- Rail Trail Activity

8. To ensure the planning scheme maps are as current as possible, where practical the underlying DCDB has been updated to ensure the most recent lot layouts are depicted in the scheme.

Minor issues/administrative changes

Since the adoption of the planning scheme in April 2016, a number of minor issues within the scheme have been identified. These issues are predominantly formatting and typographical and have been corrected as part of this amendment. The minor changes have also included amendments to 'Categories of development and assessment' tables to ensure all applicable land uses are appropriately reflected.

The most recent amendment to the Somerset Region Planning Scheme Planning Scheme involved the inclusion of the Local Government Infrastructure Plan (LGIP) and Planning Scheme Policy 4 – Design



Standards. Planning Scheme Policy 4 has also been amended to include changes identified by council's design and development manager to improve the functionality of the policy and to correct some formatting issues.