



# **Proposed Somerset Region Planning Scheme Major Amendment**

## **Consultation Report**

### **May 2020**

#### **OVERVIEW OF SUBMISSION**

Number of submissions received: Three

Key issues raised in submissions:

- The three submissions made during the consultation period were specific to particular properties and the zoning or overlays that impact a property.

#### **INTRODUCTION**

The proposed Somerset Region Planning Scheme Major Amendment was subject to formal consultation from 17 July 2019 until 3 September 2019.

During the consultation period a total of three submissions were received by Council. This consultation report provides a summary of the proposed amendment, considers the key issues raised in the submissions and outlines Council's intentions in relation to the proposed amendment following consideration of the submissions.

#### **OVERVIEW OF PROPOSED PLANNING SCHEME AMENDMENT**

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, general readability improvements to the scheme, as well as correcting errors identified following implementation of the scheme.



## **CONSIDERATION OF KEY ISSUES**

### Submission 1

A submission was received regarding the zoning of Lot 6 RP159098, the subject land is currently zoned as Rural. The subject land is currently utilised as part of Toogoolawah sewerage treatment plant. The adjoining land (Lot 1 RP135864) also forms part of the Toogoolawah sewerage treatment plant is zoned as Community facility. The submission requests that the zoning of Lot 6 be amended from Rural to Community facility to be consistent with the land use occurring on the site.

Given the lawful use of the subject land the zoning of the land has been amended from Rural zone to Community facility zone.

### Submission 2

A submission was received from the landowner of Lot 6 SP265849 regarding the current zoning of the subject land, being Centre zone. While the subject land is contained within the Centre zone a Material change of use development approval was issued for a Dwelling house. The submission has requested the zoning be amended to General residential zone to be consistent with the land use approval. A building approval has recently been issued by a private certifier for the dwelling house.

The grounds raised in the submission have been accepted and the zoning of Lot 6 SP265849 has been amended from Centre zone to General residential zone.

### Submission 3

A submission was received from the landowner of Lot 11 SP180657 requesting to have the lot removed from the flood hazard overlay mapping. The request is based on the land being the subject of an operational works approval, of which, stage one works have been completed. As the operational works have not yet been completed, it is considered that the subject land should remain mapped within the flood hazard overlay.

The flood hazard overlay map has not been altered as a result of the submission.



The submission also highlighted that a proposed amendment to AO4.1 of the Tourist park and relocatable home park code provisions are not applicable to Relocatable home park developments. An amendment has been made to ensure the amended provisions are only applicable to Tourist park.

AO4.1 has been further amended to state as follows:

For a *tourist park*, where up to 40 sites are proposed, one (1) female toilet for every seven (7) sites, or part thereof and one (1) male toilet for every ten (10) sites or part thereof, are to be provided.

For a *tourist park*, where in excess of 40 sites are proposed, six (6) female toilets and four (4) male toilets plus an additional one (1) toilet for each sex for every 15 sites or part thereof in excess of 40 sites are to be provided.

Note - A site is taken to contain a maximum of three (3) people. Where more than three (3) people per site are proposed facilities in excess of the above may be required.

## **RECOMMENDATION**

That Council proceed with the proposed major amendment to the Somerset Region Planning Scheme, subject to the changes discussed above.