

Planning Scheme

Major Amendment 2



Mapping amendments overview

Major Amendment 2 includes proposed updates to 10 of the 13 overlay maps in the planning scheme, as well as a handful of targeted zoning changes.

Council has prepared information sheets about each of the planning scheme's zones and overlay maps to assist you in understanding the purpose of each zone and overlay and to provide an overview of what is changing. Additionally, a summary of the mapping changes is provided at the end of this information sheet.

Types of mapping changes proposed

The mapping changes are classed as either administrative, minor, or major based on the criteria in the Minister's Guidelines and Rules, which is a statutory instrument under the *Planning Act 2016*.

In this amendment, Council is proposing the following types of mapping changes:

- Administrative mapping changes are those that are about the presentation of the map, such as changing the colours or using hatching instead of solid colours. These changes do not change how the map affects development.
- Minor mapping changes are those that are about correcting outdated information, including where maps are not consistent with the State Planning Policy, or where development approvals have affected the land.
- Major mapping changes are those that involve more than just administrative or minor changes.

Why are some big overlay map changes shown as minor in the schedule?

Most of Council's overlay maps have mapping that is sourced from the Queensland Government through the State Planning Policy. As State Government agencies update their mapping over time, periodic amendments to the State Planning Policy mapping also occur, leaving the planning scheme potentially outdated.

To enable better alignment with the State Planning Policy, the Minister's Guidelines and Rules prescribes updates to mapping that is to reflect the State Planning Policy mapping as minor amendments.

Where Council is proposing a big change that isn't straight from the State Planning Policy, such as introducing the Agricultural land buffer area on OM1 Agricultural land overlay, this is considered a major amendment.

It is important to note that Council is required to keep the planning scheme consistent with the State Planning Policy by updating the maps as frequently as possible.

Can I view the source mapping from the State Planning Policy?

You can view the State Planning Policy mapping using the State Planning Policy Interactive Mapping Service (SPPIMS) on the Queensland Government's planning website, planning.qld.gov.au/planning-framework/mapping. When you are viewing a property on Council's eServices property enquiry tool, you can use the "View State Government SPPIMS mapping" shortcut to view the property on the SPPIMS tool as well. Each overlay map information sheet will list the relevant State Interest to assist in finding source mapping.

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Schedule of mapping changes

Map	Map Title	Change from adopted planning scheme maps
OM1	Agricultural land overlay	<p>Major amendment to include the latest Agricultural Land Class A and B mapping from the State Planning Policy, other than when within the Urban Footprint.</p> <p>Major amendment to provide a new 300m buffer applied to Agricultural Land Class A and B Land, other than when within the Urban Footprint.</p>
OM2	Air transport overlay	<p>Minor amendment to remove Kilcoy Non-directional Beacon per the State Planning Policy mapping.</p> <p>Minor and administrative amendment to change the styles used for building heights and the wildlife attraction area to improve clarity.</p>
OM3	Biodiversity overlay - Koala habitat	Major amendment to remove map from the planning scheme to comply with the requirements of the <i>Planning Regulation 2017</i> .
OM3	Biodiversity overlay	
	Biodiversity overlay - Wetlands	No changes are proposed in this amendment.
OM4	Bushfire hazard overlay	Minor amendment to correct processing errors in the previous map PDF production which affected some Potential Impact Buffer Areas in northern most part of the region (generally within national parks and forestry reserves).
OM5	Catchment management overlay	<p>Minor amendment to update the watercourse mapping with the latest State Planning Policy mapping for MSES Watercourses, including realigning buffer areas to match.</p> <p>Administrative amendment to introduce Stream Order 1 and 2 watercourses as a reference layer, noting that development controls will continue to only apply to Stream Order 3 and above.</p>
OM6	Extractive resources overlay	<p>Minor amendment to introduce the latest Key Resource Area mapping from the State Planning Policy.</p> <p>Minor and administrative amendments for presentation changes to improve consistency with the State Planning Policy mapping.</p>

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Map	Map Title	Change from adopted planning scheme maps
OM7	Flood hazard overlay	No changes are proposed in this amendment.
OM8	High impact activities management area overlay	No changes are proposed in this amendment.
OM9	Infrastructure overlay	Minor amendment to include the latest Principal Cycle Network mapping from the Department of Transport and Main Roads. Minor amendment to the Wivenhoe Cressbrook bulk water pipeline to better reflect the 'on the ground' location.
OM10	Landslide hazard overlay	No changes are proposed in this amendment.
OM11	Local heritage overlay	Minor amendment to incorporate the latest Queensland Heritage Place mapping from the State Planning Policy. Major amendment to remove all dual listed heritage places, by ensuring that they are only identified as Queensland Heritage Places (as required by the <i>Planning Act 2016</i>). Major amendment to include a new category for 'adjoining heritage place' to improve legibility that heritage place requirements may also apply to land adjoining a heritage place.
OM12	Scenic amenity overlay	Administrative amendment for formatting change to the scenic route buffer to improve legibility. Minor amendment to other scenic mountains to remove areas classed as both high scenic amenity and other scenic mountains, by showing them as only high scenic amenity areas.
OM13	Stock route management overlay	Minor amendment to include the latest Stock Route mapping from the State Planning Policy. Major amendment to introduce a separate Stock Route Buffer Area from the Stock Route, which are currently shown as one feature on the overlay map.

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Schedule of mapping changes

Map	Map Title	Change from adopted planning scheme maps
ZM	Zone Map	<p>Major amendment to rezone the following lots to Recreation and open space zone:</p> <ul style="list-style-type: none">• Lot 801 E1721 at 79 Ipswich Street, Esk (next to Lions Park)• 1 RP133815 and 1 RP32253 at Railway Street, Lowood (next to the Brisbane Valley Rail Trail). <p>Major amendment to rezone part of Lot 0 SP215307 at Mary Street, Kilcoy to Centre zone to correct an error in the current zoning map</p> <p>Major amendment to rezoning the following lots to Community facilities zone:</p> <ul style="list-style-type: none">• Lot 3 RP82485 at 2322 Esk Kilcoy Road, Somerset Dam (part of the Somerset Dam substation)• part of Lot 91 SP331971 at Prospect Street, Lowood (Lowood State High School) <p>Minor amendment (as a result of a development approval) to rezone Lot 6 SP142897 at 104 Highland Street, Esk to Community facilities zone (Urban Utilities' New Esk Reservoir project)</p> <p>Administrative amendment to re-introduce a blue hatching over all land within the Park Residential Precinct to improve legibility.</p>