

Consultation Report			
Submission Reference Number	Submission summary	Officer comment	Recommendation
Victory Heights Local Development Area - Proposed Zoning Amendments			
30	<p>The submitter objects to the proposed zoning amendments within the Victory Heights Local Development Area (LDA) and would like the zoning to remain as Medium Impact Industry over their lot.</p> <p>The submitter states they would like their business to be permitted to continue to be conducted and operated.</p> <p>The submitter states that the background planning report recommendations for Victory Heights LDA was to keep the industrial zoning and did not mention zoning changes. They state that the report suggested only minor changes to the Planning Scheme be made to remove the requirement for water and sewer.</p> <p>The submitter states that from the topography and location of their property, their property has always been different from other lots in their area within the Local Development Area.</p> <p>They state it is the only lot identified in the 100 year flood area and provide comments on their experience with heavy rains. The submitter explains that their lot has a dry watercourse through it, and it is not hilly or steep. The submitter states that despite the flood impacts, the lot has suited their business on the property and was has been able to successfully operate.</p>	<p>In regards to the submitter concerns that a change of zoning would impact their current business, this is not the case. If the submitter has a business that is operating on the site under a development approval, legally they can continue to operate their business as per their development approval. This also applies to any future land owner's and also to the existing businesses operating within the LDA. Council are aware of two existing businesses operating within the LDA, and community uses on Council-owned land. Other businesses may be operating as a home based business and if operating lawfully, would have existing use rights to continue to operate.</p> <p>An updated land use planning investigation has been undertaken for the Victory Heights LDA as part of the submission review process. It is important to note that a land use planning study does not look at one single element and base recommendations on one element. Rather, the study looks at multiple significant factors that determine whether an area is suitable for a proposed land use that does not result in 'piecemeal' development.</p>	<p>Withdraw the proposed amendments (zoning changes) for the Victory Heights LDA and undertake a review of this area as part of the future industrial land supply study to be undertaken as a precursor to the drafting of the new Planning Scheme.</p> <p>Remove the LDA boundary from the Victory Heights LDA, meaning this area would no longer be designated or recognised as a Local Development Area.</p>

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	<p>The submitter believes that the area is not suitable for residential development as there are State controlled roads surrounding the area and railway line on the West which they state makes a good buffer from residential areas towards the West.</p> <p>The submitter states that they believe the proposed new Highway, when completed, will generate increased traffic volumes, and drastically affect volumes of noise, dust, pollution and lighting, from the surrounding State controlled roads.</p> <p>The submitter believes that the existing businesses in the proposed zoning change area, that are permitted to continue to operate will face conflicting situations by different rules and regulations, and limitation applicable to the different zoning rules. The submitter states that the existing businesses will be at risk of residential complaints and would limit operations and future expansions.</p> <p>The submitter also raises concerns in regards to devaluation of land, adverse impacts on existing businesses, impacts on the ability to sell their property and business in the future, the frequent changes to zoning and Council policy makes it difficult to plan ahead and the accuracy of the flood mapping.</p>	<p>The review considered land use constraints (such as flooding, bushfire, environmental values and slope), infrastructure elements and requirements (including the road network, water and sewer), amenity impacts, surrounding land uses, and industrial land supply.</p> <p>Whilst it is noted that on site solutions for the provision of water and sewer may be able to be achieved for certain types of industrial development, these elements cannot be considered in isolation of other significant factors raised during a land use planning investigation.</p> <p>There are significant concerns relating to the impact of industrial development in this area on the road network and safety. Ascot Road is not considered to be at a standard acceptable for potential traffic generated by industrial development. Intersections at either end of Ascot Road are not suitable for B-Doubles. As such, significant pavement and intersection upgrades may be required to support industrial development. As this area is located outside the Priority Infrastructure</p>	

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		<p>Area, a proposed industrial development (depending on a number of factors) may be conditioned to upgrades elements of the road network impacted by the proposed use.</p> <p>The land use planning investigation determined the Local Development Area is significantly constrained by significant biodiversity, flooding (impacting 15 properties within the LDA), slope and bushfire.</p> <p>Based on the land use planning investigation it was determined, and further supported by the Planning Study findings, that there is limited potential development area within the LDA. Within the limited area that is considered developable, there is a small area that is largely free of constraints. This small area, however, is not large enough to achieve a critical mass that justifies infrastructure development. The result is likely to be piecemeal industrial development.</p>	
38 and 57 (submission from same	The submitter objects to the proposed zoning amendments within the Victory Heights Local Development Area.	An updated land use planning investigation has been undertaken for the Victory Heights LDA as part of the submission review process. It is important to note that a land use	Withdraw the proposed amendments (zoning changes) for the Victory Heights LDA and undertake a review of this area

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applicant on the same proposed amendments)	<p>The submitter discusses development opportunities they have explored for their property within the LDA over a number of years from residential subdivision, to industrial uses and economic viability.</p> <p>The submitter states that they received advice from Council in 2010 stating that there was a shortage of approximately 100 hectares of industrial land in the short term. The submitter states that Council then advised that the development of longer term industrial land would be delayed until infrastructure such as reticulated water supply and sewerage had been extended to service the submitters property and the bypass had been complete.</p> <p>The submitter states that most of the properties on the southern end of the LDA (Ascot Rd/ Gympie Connection Bay Rd/ Tin Can Bay Rd) are already used for industrial purposes and have been doing so for decades without any water supply, sewerage infrastructure or other assistance from local government that can often be directed by local governments to industrial areas. The submitter believes there may be a number of industrial uses that could establish in the LDA without the need to connect to water and sewer services.</p> <p>The submitter states that the properties within the LDA which will adjoin the Gympie Connection Road</p>	<p>planning study does not look at one single element and base recommendations on one element. Rather, the study looks at multiple significant factors that determine whether an area is suitable for a proposed land use that does not result in 'piecemeal' development.</p> <p>The review considered land use constraints (such as flooding, bushfire, environmental values and slope), infrastructure elements and requirements (including the road network, water and sewer), amenity impacts, surrounding land uses, and industrial land supply.</p> <p>Whilst it is noted that on site solutions for the provision of water and sewer may be able to be achieved for certain types of industrial development, these elements cannot be considered in isolation of other significant factors raised during a land use planning investigation.</p> <p>There are significant concerns relating to the impact of industrial development in this area on the road network and safety. Ascot Road is not considered to be at a standard acceptable for potential traffic generated by</p>	<p>as part of the future industrial land supply study to be undertaken as a precursor to the drafting of the new Planning Scheme.</p> <p>Remove the LDA boundary from the Victory Heights LDA, meaning this area would no longer be designated or recognised as a Local Development Area.</p>

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	<p>interchange of the proposed new Highway would have proximal access to the new Highway and would have minimal impact on residential dwellings in terms of traffic and any noise relating to onsite industry in the LDA. The submitter states that this would seem to be an ideal location to continue to look to develop light/medium industrial uses as currently zoned, with amendments made to the Planning Scheme to provide increased guidance for the design and servicing of future industrial development.</p> <p>The submitter believes that the LDA would be less desirable as a residential area due to the proximity of the new Highway and other State controlled roads.</p> <p>The submitter states that they believe any significant vegetation in the LDA can be managed by measures such as vegetation protection order's and other Planning Scheme mitigation measures and triggers.</p> <p>The submitter states that there is no dispute with the accuracy of the steep slope mapping, and also appreciates Council's concerns with respect to the need to upgrade the intersections of Ascot Road with Tin Can Bay Road and Gympie Connection Road. The submitter believes the State government will need to upgrade both intersections as part of the new Highway. They believe there would be similar concerns with respect to</p>	<p>industrial development. Intersections at either end of Ascot Road are not suitable for B-Doubles. As such, significant pavement and intersection upgrades may be required to support industrial development. As this area is located outside the Priority Infrastructure Area, a proposed industrial development (depending on a number of factors) may be conditioned to upgrades elements of the road network impacted by the proposed use. The submitter suggests that upgrades will be undertaken by the State government, however there has been no formal confirmation that this will occur. The submitter also states that rural residential development may also be required to undertake such road upgrades. The volume and type of traffic generated from industrial uses is usually considered significantly different to the volume and type of traffic generated from a rural residential development.</p> <p>The land use planning investigation determined the Local Development Area is significantly constrained by significant biodiversity, flooding (impacting 15</p>	

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	<p>these intersections should the Victory Heights LDA be developed for rural residential development.</p> <p>The submitter states that the immediate locality features existing land uses and existing and proposed community infrastructure that are better suited to an amenity of an industrial area. These include the existing main north coast railway line, the proposed deviation of the Bruce Highway and the associated upgrading of access onto this State controlled road, Tin Can Bay Road, and established industrial uses including a panel beater, transport depot, and several mechanical repairs premises, as well as Council's nearby land where industrial type buildings are being used for storage.</p> <p>The submitter raises concern in regards to amenity impacts including noise, and that residential uses would need to consider noise from existing businesses.</p> <p>The submitter raises concerns regarding alternative LDA's being able to be developed for industrial uses.</p>	<p>properties within the LDA), slope and bushfire.</p> <p>Based on the land use planning investigation it was determined, and further supported by the Planning Study findings, that there is limited potential development area within the LDA. Within the limited area that is considered developable, there is a small area that is largely free of constraints. This small area, however, is not large enough to achieve a critical mass that justifies infrastructure development. The result is likely to be piecemeal industrial development.</p>	
40	<p>The submitter objects to the proposed zoning amendments within the Victory Heights Local Development Area.</p> <p>The submitter states they own a parcel of land within the LDA and are in negotiations to sell the property to a</p>	<p>In regards to the existing businesses operating within the LDA, Council are aware of two existing businesses and community uses on Council-owned land. Other businesses may be operating as a home based business and if operating lawfully,</p>	

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	<p>purchaser that would like to purchase the land for business purposes.</p> <p>The submitter states that Gympie Connection Rd is the designated b-double route set out by Main Roads.</p> <p>The submitter states that their property is not impacted by flooding or slope and would not require any water or sewerage services for a business (the one proposed by the potential purchaser). They state that there are also a number of already established businesses in this LDA.</p>	<p>would have existing use rights to continue to operate.</p> <p>An updated land use planning investigation has been undertaken for the Victory Heights LDA as part of the submission review process. It is important to note that a land use planning study does not look at one single element and base recommendations on one element. Rather, the study looks at multiple significant factors that determine whether an area is suitable for a proposed land use that does not result in 'piecemeal' development.</p> <p>The review considered land use constraints (such as flooding, bushfire, environmental values and slope), infrastructure elements and requirements (including the road network, water and sewer), amenity impacts, surrounding land uses, and industrial land supply.</p> <p>Whilst it is noted that on site solutions for the provision of water and sewer may be able to be achieved for certain types of industrial development, and the submitters property is not flood impacted, these elements cannot be considered in isolation of other significant</p>	

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		<p>factors raised during a land use planning investigation.</p> <p>There are significant concerns relating to the impact of industrial development in this area on the road network and safety. Ascot Road is not considered to be at a standard acceptable for potential traffic generated by industrial development. Intersections at either end of Ascot Road are not suitable for B-Doubles. As such, significant pavement and intersection upgrades may be required to support industrial development. As this area is located outside the Priority Infrastructure Area, a proposed industrial development (depending on a number of factors) may be conditioned to upgrades elements of the road network impacted by the proposed use.</p> <p>The land use planning investigation determined the Local Development Area is significantly constrained by significant biodiversity, flooding (impacting 15 properties within the LDA), slope and bushfire.</p> <p>Based on the land use planning investigation it was determined, and further supported by</p>	

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		the Planning Study findings, that there is limited potential development area within the LDA. Within the limited area that is considered developable, there is a small area that is largely free of constraints. This small area, however, is not large enough to achieve a critical mass that justifies infrastructure development. The result is likely to be piecemeal industrial development.	
43 And 64 (submission from same applicant on the same proposed amendments)	<p>The submitter objects to the proposed zoning amendments within the Victory Heights Local Development Area.</p> <p>The submitter suggests that the zoning remains in an industrial zone with Planning Scheme provisions that acknowledge the unique attributes and appropriate servicing considerations for this area and identifies preferred appropriate industrial land uses.</p> <p>The submitter states that there is a shortage of good quality industrial land in the region and has a good supply of residential land. The submitter goes on to say that the Background Planning Report's recommendations states quite clearly the area is 'largely free of constraints' (see s9.3, p. 117).</p>	<p>The submitter states that the Background Planning Report's recommendations states quite clearly the area is 'largely free of constraints' (see s9.3, p. 117).</p> <p>This part of a sentence that is cited has been taken out of context. The paragraph in the planning study that these four words are included in states (underline added for emphasis of context):</p> <p><i>Based on the assessment undertaken as part of the Planning Report it is considered that a structure planning exercise will not be effective at this point in time <u>due to the limited Potential Development Area and significant challenges in servicing the Study Area. It is considered that the limited Potential</u></i></p>	<p>Withdraw the proposed amendments (zoning changes) for the Victory Heights LDA and undertake a review of this area as part of the future industrial land supply study to be undertaken as a precursor to the drafting of the new Planning Scheme.</p> <p>Remove the LDA boundary from the Victory Heights LDA, meaning this area would no longer be designated or recognised as a Local Development Area.</p>

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	<p>The submitter states that the Planning Report made numerous recommendation that the LDA was suited for industrial and special industrial uses. The submitter states that the Planning Report recommends that the LDA should not be precluded or distracted from industrial development occurring if the infrastructure challenges can be appropriately addressed by an applicant seeking to develop. The submitter states that the Planning Report recommends the land should continue to be used for industrial purposes and for expansion of existing businesses and that new uses to establish industrial type businesses and applications be assessed on a case by case basis.</p> <p>The submitter states that all constraints identified by Council could be overcome with alternatives and Department of Transport and Main Roads (DTMR) road network upgrades.</p> <p>The submitter states that not all uses require services and provides the example of storage sheds and transport depots. They also state that in regards to slope, parts of their land and surrounds has already been levelled cost effectively, and that not all developments require the whole site to be levelled.</p> <p>The submitter states that costs for development should be determined by the landowner, not Council.</p>	<p><u>Development Area that is largely free of constraints is not large enough to achieve a critical mass that justifies the infrastructure investments that would be required to develop the Study Area for industrial purposes at this time.</u></p> <p>Therefore, the report is stating that there is limited Potential Development Area. It then states that within the limited area that is considered developable, that small area is largely free of constraints. This small area, however, is not large enough to achieve a critical mass that justifies infrastructure development. The result is likely to be piecemeal industrial development.</p> <p>With regards to the statement that the Planning Report made numerous recommendation that the LDA was suited for industrial and special industrial uses, this again is considered to be taken out of context in light of numerous other statements speaking to the constraints and undevelopable nature of a large area within the LDA. Statements in a Planning Study cannot be looked at in isolation from the whole report. The intent for the LDA was to</p>	

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	<p>The submitter states that the area of unconstrained land in the LDA does not flood at all, and it is up to the DTMR to upgrade State control roads for flood immunity. They suggest that this will be part of the new Highway project.</p> <p>The submitter states with regards to critical mass that there is more good developable land in the Victory Heights LDA than in East Deep Creek LDA.</p> <p>The submitter states that Council's concerns regarding Tin Can Bay Rd, Ascot Rd and Gympie Connection Rd intersections would have the same issues for Rural Residential zoning and will be upgraded with the new Highway project.</p> <p>The submitter raises concern in regards to it being significantly difficult to develop in the LDA, with missed business opportunities, due to the Planning Scheme's requirement for a structure plan since its commencement in 2013. They also raise concerns regarding the potential devaluing of their property and business.</p> <p>The submitter states that the LDA is not suited to residential purposes due to the infrastructure surrounding the LDA including the railway line, the</p>	<p>have an area that would achieve a critical mass of developable land for industrial purposes, subject to further detailed planning investigations in regards to suitability of this area.</p> <p>The quantity of developable land in this LDA is not considered sufficient to achieve the desired critical mass, rather, it would result in piecemeal industrial development.</p> <p>An updated land use planning investigation has been undertaken for the Victory Heights LDA as part of the submission review process. It is important to note that a land use planning study does not look at one single element and base recommendations on one element. Rather, the study looks at multiple significant factors that determine whether an area is suitable for a proposed land use that does not result in 'piecemeal' development.</p> <p>The review considered land use constraints (such as flooding, bushfire, environmental values and slope), infrastructure elements and requirements (including the road network, water and sewer), amenity impacts,</p>	

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	<p>DTMR (road networks both sides), the proposed new Highway, new interchange (north and southbound) roundabouts and intersections upgrades, increased traffic volumes, noise, dust, lighting, odour and other locally specific impacts (including industrial, agricultural and other incompatible uses for residential zonings mentioned in Council's Planning Scheme), plus existing industrial businesses and the possible need for buffer zones.</p>	<p>surrounding land uses, and industrial land supply.</p> <p>Whilst it is noted that on site solutions for the provision of water and sewer may be able to be achieved for certain types of industrial development, these elements cannot be considered in isolation of other significant factors raised during a land use planning investigation.</p> <p>There are significant concerns relating to the impact of industrial development in this area on the road network and safety. Ascot Road is not considered to be at a standard acceptable for potential traffic generated by industrial development. Intersections at either end of Ascot Road are not suitable for B-Doubles. As such, significant pavement and intersection upgrades may be required to support industrial development. As this area is located outside the Priority Infrastructure Area, a proposed industrial development (depending on a number of factors) may be conditioned to upgrades elements of the road network impacted by the proposed use. The submitter suggests that upgrades will be undertaken by the State government,</p>	

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		<p>however there has been no formal confirmation that this will occur. The submitter also states that rural residential development may also be required to undertake such road upgrades. The volume and type of traffic generated from industrial uses is usually considered significantly different to the volume and type of traffic generated from a rural residential development.</p> <p>The land use planning investigation determined the Local Development Area is significantly constrained by significant biodiversity, flooding (impacting 15 properties within the LDA), slope and bushfire.</p> <p>In regards to the submitters concerns that rural residential development is not suitable due to factors such as it abutting the proposed new Highway, State controlled roads and rail line, it is important to note that the proposed new Highway entirely abuts Rural Residential and Rural zone land from the LDA entirely north through Gympie. This is a common occurrence.</p>	

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46	<p>The submitter objects to the proposed zoning amendments within the Victory Heights Local Development Area.</p> <p>The submitter states that there is currently no other land in the region that is deemed suitable for their business needs.</p> <p>The submitter states that one of the reasons the LDA would not be desirable for Rural Residential development is due to the potential increased noise and traffic from the proposed new Highway. They state that land in close proximity to town and with potential future access straight on to the highway will be highly sort after.</p> <p>The submitter states that they have operated their business in the LDA without any significant infrastructure and will be capable of continuing to do so.</p> <p>The submitter states that the rezoning would reduce their land value considerably.</p>	<p>If the submitter has a business that is operating on the site under a development approval, legally they can continue to operate their business as per their development approval. This also applies to any future land owner's and also to the existing businesses operating within the LDA. Council are aware of two existing businesses operating within the LDA, and community uses on Council-owned land. Other businesses may be operating as a home based business and if operating lawfully, would have existing use rights to continue to operate.</p> <p>An updated land use planning investigation has been undertaken for the Victory Heights LDA as part of the submission review process. It is important to note that a land use planning study does not look at one single element and base recommendations on one element. Rather, the study looks at multiple significant factors that determine whether an area is suitable for a proposed land use that does not result in 'piecemeal' development.</p> <p>The review considered land use constraints (such as flooding, bushfire, environmental values and slope), infrastructure elements</p>	<p>Withdraw the proposed amendments (zoning changes) for the Victory Heights LDA and undertake a review of this area as part of the future industrial land supply study to be undertaken as a precursor to the drafting of the new Planning Scheme.</p> <p>Remove the LDA boundary from the Victory Heights LDA, meaning this area would no longer be designated or recognised as a Local Development Area.</p>

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		<p>and requirements (including the road network, water and sewer), amenity impacts, surrounding land uses, and industrial land supply.</p> <p>Whilst it is noted that on site solutions for the provision of water and sewer may be able to be achieved for certain types of industrial development, these elements cannot be considered in isolation of other significant factors raised during a land use planning investigation.</p> <p>There are significant concerns relating to the impact of industrial development in this area on the road network and safety. Ascot Road is not considered to be at a standard acceptable for potential traffic generated by industrial development. Intersections at either end of Ascot Road are not suitable for B-Doubles. As such, significant pavement and intersection upgrades may be required to support industrial development. As this area is located outside the Priority Infrastructure Area, a proposed industrial development (depending on a number of factors) may be conditioned to upgrades elements of the road network impacted by the proposed use.</p>	

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		<p>The land use planning investigation determined the Local Development Area is significantly constrained by significant biodiversity, flooding (impacting 15 properties within the LDA), slope and bushfire.</p> <p>Based on the land use planning investigation it was determined, and further supported by the Planning Study findings, that there is limited potential development area within the LDA. Within the limited area that is considered developable, there is a small area that is largely free of constraints. This small area, however, is not large enough to achieve a critical mass that justifies infrastructure development. The result is likely to be piecemeal industrial development.</p> <p>In regards to the submitters concerns that rural residential development is not suitable due to factors such as it abutting the proposed new Highway, State controlled roads and rail line, it is important to note that the proposed new Highway entirely abuts Rural Residential and Rural zone land from</p>	

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		the LDA entirely north through Gympie. This is a common occurrence.	
49	<p>The submitter objects to the proposed zoning amendments within the Victory Heights Local Development Area.</p> <p>The submitter states that the LDA has two B-Double routes on either side the LDA and is soon to have direct Highway access which is essential to the operating of their business. They state that they have not been able to find any other suitable land that offers this B-Double access for their trucks which is crucial to their business needs.</p> <p>The submitter states that they object to the proposed rezoning so that they can maintain their business operating in the correct Council zoning.</p> <p>The submitter states that there are potential amenity impacts if residential development were to establish near the existing business. They believe that the slopes in the Victory Heights LDA are not considered excessive for industrial development and their property has no significant flood issues.</p> <p>The submitter states that the intersections of Ascot Road and Tin Can Bay Road and Gympie Connection Road would also need to be upgraded in order to service</p>	<p>If the submitter has a business that is operating on the site under a development approval, legally they can continue to operate their business as per their development approval. This also applies to any future land owner's and also to the existing businesses operating within the LDA. Council are aware of two existing businesses operating within the LDA, and community uses on Council-owned land. Other businesses may be operating as a home based business and if operating lawfully, would have existing use rights to continue to operate.</p> <p>An updated land use planning investigation has been undertaken for the Victory Heights LDA as part of the submission review process. It is important to note that a land use planning study does not look at one single element and base recommendations on one element. Rather, the study looks at multiple significant factors that determine whether an area is suitable for a proposed land use that does not result in 'piecemeal' development.</p>	<p>Withdraw the proposed amendments (zoning changes) for the Victory Heights LDA and undertake a review of this area as part of the future industrial land supply study to be undertaken as a precursor to the drafting of the new Planning Scheme.</p> <p>Remove the LDA boundary from the Victory Heights LDA, meaning this area would no longer be designated or recognised as a Local Development Area.</p>

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	<p>future rural residential development within the LDA. They state that their existing business has successfully operated industrial uses with the LDA without the need for reticulated sewerage.</p>	<p>The review considered land use constraints (such as flooding, bushfire, environmental values and slope), infrastructure elements and requirements (including the road network, water and sewer), amenity impacts, surrounding land uses, and industrial land supply.</p> <p>Whilst it is noted that on site solutions for the provision of water and sewer may be able to be achieved for certain types of industrial development, these elements cannot be considered in isolation of other significant factors raised during a land use planning investigation.</p> <p>There are significant concerns relating to the impact of industrial development in this area on the road network and safety. Ascot Road is not considered to be at a standard acceptable for potential traffic generated by industrial development. Intersections at either end of Ascot Road are not suitable for B-Doubles. As such, significant pavement and intersection upgrades may be required to support industrial development. As this area is located outside the Priority Infrastructure Area, a proposed industrial development</p>	

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72	The submitter objects to the proposed zoning amendments within the Victory Heights Local Development Area.	An updated land use planning investigation has been undertaken for the Victory Heights LDA as part of the submission review process. It is important to note that a land use planning study does not look at one single element and base recommendations on one	Withdraw the proposed amendments (zoning changes) for the Victory Heights LDA and undertake a review of this area as part of the future industrial land supply study to be

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	<p>The submitter states the zoning should remain as it is currently zoned so that the land owners in the area can plan ahead.</p> <p>They state that the constant changes of zoning places uncertainty in the area and is costly to not only land owners by devaluing their properties, but to Council as well. The submitter states that the constant changes also holds up peoples plans and investments in the area, which is not good for the economy as a whole in the region.</p> <p>The submitter states that in the 30 years they have lived in the area subject to the proposed rezoning, they have not been greatly impacted by the floods; with the only issue they have experienced with regards to flooding was Ascot Rd being impacted by the floods, which the submitter states was resolved with DTMR upgrading the road in 2003. The submitter states that they were still cut off by flooding on Tin Can Bay Road and Gympie Connection Road, however they believe will be addressed by Main Roads now that the Highway upgrades are progressing.</p> <p>The submitter states that the land in not steep and has not change since 2013 when the previous planning scheme changes were made and Council, at that time, demonstrated industrial zoning suited the area.</p>	<p>element. Rather, the study looks at multiple significant factors that determine whether an area is suitable for a proposed land use that does not result in 'piecemeal' development.</p> <p>The review considered land use constraints (such as flooding, bushfire, environmental values and slope), infrastructure elements and requirements (including the road network, water and sewer), amenity impacts, surrounding land uses, and industrial land supply.</p> <p>Whilst it is noted that on site solutions for the provision of water and sewer may be able to be achieved for certain types of industrial development, these elements cannot be considered in isolation of other significant factors raised during a land use planning investigation.</p> <p>There are significant concerns relating to the impact of industrial development in this area on the road network and safety. Ascot Road is not considered to be at a standard acceptable for potential traffic generated by industrial development. Intersections at either end of Ascot Road are not suitable for</p>	<p>undertaken as a precursor to the drafting of the new Planning Scheme.</p> <p>Remove the LDA boundary from the Victory Heights LDA, meaning this area would no longer be designated or recognised as a Local Development Area.</p>

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	<p>The submitter states that services to the area have been in the planning stage for as long as they can remember, but has never been a priority. They continue to say that Council has serviced other areas instead such as Southside. The submitter states that they believe Council should have undertaken, or planned for, services to be provided to the area before the new Highway or during its construction to save money.</p> <p>The submitter has stated that Council has been able to develop its own land in the area without services.</p> <p>The submitter states that residential development would face the same issues as industrial development in regards to services.</p>	<p>B-Doubles. As such, significant pavement and intersection upgrades may be required to support industrial development. As this area is located outside the Priority Infrastructure Area, a proposed industrial development (depending on a number of factors) may be conditioned to upgrades elements of the road network impacted by the proposed use.</p> <p>The land use planning investigation determined the Local Development Area is significantly constrained by significant biodiversity, flooding (impacting 15 properties within the LDA), slope and bushfire.</p> <p>Based on the land use planning investigation it was determined, and further supported by the Planning Study findings, that there is limited potential development area within the LDA. Within the limited area that is considered developable, there is a small area that is largely free of constraints. This small area, however, is not large enough to achieve a critical mass that justifies infrastructure development. The result is likely to be piecemeal industrial development.</p>	
Section 1.7 'Temporary Uses'			

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1	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concern regarding potential impacts on the peace in the Rural zone.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
2	The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor	Feedback and concerns are noted.	Recommend withdrawing the proposed amendments that permit the occurrence of a

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	<p>Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concern in regards to increased traffic, safety issues and noise impacts.</p>		<p>Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
3	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p>	<p>Feedback and concerns are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment</p>

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			<p>Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
4	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Theatre events being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concern in regards to environmental impacts, safety and lack of consideration for residents in the Rural zone.</p>	Feedback and concerns are noted.	Recommend withdrawing the proposed amendments that permit the occurrence of a Theatre event under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.

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			Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
5 and 54 (submission from same applicant on the same proposed amendment)	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concerns regarding environmental impacts, safety impacts, lack of requirement for a minimum lot size or maximum number of motorbikes or attendees, no minimum requirements regarding the capacity or condition of the rural roads used to access the site, compliance issues, noise impacts and impacts on nearby residents.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor</p>

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			Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
7	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concern in regards to increased risks on roads and impacts on rural tourism including nature based activities.</p> <p>The submitter states that the proposed amendment is in conflict with the current Planning Scheme.</p>	<p>The submitter states that the proposed amendments to section 1.7 are in conflict with the existing policy in the current Planning Scheme.</p> <p>The proposed amendments to section 1.7 are a proposed change to the policy in the Planning Scheme and as such, do not conflict with the existing Planning Scheme.</p> <p>Notwithstanding the above clarification, feedback and concerns in relation to the amendments to section 1.7 in the Planning Scheme are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or</p>

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			infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
8	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a 'Temporary Use'.</p> <p>The submitter raises concerns is regards to impacts on the peace and quiet the Rural zone provides residents, impact on the physical landscape, environmental impacts, social impacts, potential increased rate of sediment loads entering waterways and further impacts on water catchments.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations,</p>

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			including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
9	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities, and Theatre Events being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concerns regarding impacts to waterways, lack of provision for amenities such as toilets or showers, noise impacts, lack of requirement for minimum lot size, no restriction on number of attendees or scale, no restriction on location of event, traffic management, proximity to and burden on emergency services, safety of participants, compliance, increased risk of fire ignitions, environmental impacts, soil erosion, biosecurity impacts, traffic impacts and increased risk on road safety, negative impact on tourism in the Rural zone, impacts on neighbouring properties and other rural uses, amenity impacts, impacts on the future use of land for rural purposes, impacts on good quality agricultural land, unsuitable access, and impacts on the viability of existing approved motor sports facilities.</p>	<p>The submitter states that the proposed amendments to section 1.7 are in conflict with the existing policy in the current Planning Scheme.</p> <p>The proposed amendments to section 1.7 are a proposed change to the policy in the Planning Scheme and as such, do not conflict with the existing Planning Scheme.</p> <p>Notwithstanding the above clarification, feedback and concerns in relation to the amendments to section 1.7 in the Planning Scheme are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre events under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the</p>

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	<p>The submitter states the proposed amendment is in conflict with the existing Planning Scheme, and will discourage future investment in the Rural zone.</p> <p>The submitter states that they have no particular opposition to motor sport or off-road motorbikes, so long as facilities are suitably located and all issues relating to the safety of patrons and the public are satisfactorily identified and addressed, and that the patrons stay and ride at the facility rather than ride out all over the neighbouring roads.</p>		<p>investigation has concluded to discuss an appropriate way forward with this matter.</p>
10	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states that the proposed amendment is at odds with the existing policy within the Planning Scheme.</p> <p>The submitter raises concerns regarding operators taking advantage of the proposed amendment and compliance.</p>	<p>The submitter states that the proposed amendments to section 1.7 are in conflict with the existing policy in the current Planning Scheme.</p> <p>The proposed amendments to section 1.7 are a proposed change to the policy in the Planning Scheme and as such, do not conflict with the existing Planning Scheme.</p> <p>Notwithstanding the above clarification, feedback and concerns in relation to the amendments to section 1.7 in the Planning Scheme are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or</p>

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			infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
11	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concerns regarding noise, traffic impacts, impacts on rural values such as the peace and quiet, environmental impacts, significant impacts on neighbouring properties, impacts on tourism in the Rural zone, impacts on rural uses envisaged for the Rural zone, lack of regulation if several properties in close proximity decided to unilaterally to host four-day motorsport events twice a year, impacts on property values, amenity impacts,</p> <p>The submitter states that when they moved to the Rural zone, they deliberately opted to accept limited services such as no broadband internet or mobile coverage, an</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations,</p>

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	<p>unsealed road, no reticulated water or sewerage in favour of a quiet country life.</p> <p>The submitter states that they are not against motorsport events, however believe they need to be carefully considered on a case by case basis and established in areas where Council can ensure they do not impact unduly on nearby residences.</p>		<p>including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
12	<p>The submitter objects to proposed amendments to the Planning Scheme in relation to the Rural Zone.</p> <p>The submitter states that with regards to the proposed amendments to the planning scheme in Rural zone, they wish to state their opposition.</p>	<p>Feedback is noted.</p> <p>As there is little detail provided in the submission, it is assumed feedback is in relation to the proposed changes to section 1.7 in the Planning Scheme that impact the Rural zone as this is the key amendment impacting the Rural zone.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre events under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed</p>

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			mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
13	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities and Theatre events being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concerns regarding the lack of size restrictions on any such event, proximity to neighbours that may be impacted, no consideration to whether a buffer area is needed between the subject site and neighbouring sites, dust control, biosecurity, environmental impacts, erosion control, and impacts on waterways.</p> <p>The submitter states that there could be a less onerous process that an applicant could go through (other than the current proposed temporary use parameters), however addressing the concerns raised above. The submitter suggests that Council could consider requirement for payment of a bond to be held against the cost of remediating and making good any damage, and/or compensating neighbours in the event that the terms of an approval granted by the Council to conduct such a temporary event were not met.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre event under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to</p>

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	<p>The submitter also suggests better defining both types of events so that the smaller, and less potentially troublesome events could be held without the necessity for approval and payment of the bond, but still with the requirement they have regard to the matters raised in the proposed amendments, and this submission.</p>		<p>discuss an appropriate way forward with this matter.</p>
14	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities and Theatre events being permitted to occur as a "Temporary Use".</p> <p>The submitters states that they believe the proposed amendment would completely change the amenity of living on a rural property. The submitter raises concerns regarding impacts on the peace and quiet of rural living, as well as privacy.</p>	<p>Feedback and concerns are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre event under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be</p>

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			discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
15	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a 'Temporary Use'.</p> <p>The submitter states that the proposed amendment is at odds with the Strategic Outcomes for Rural Futures in Section 3.4 of the Planning Scheme.</p> <p>The submitter states they moved to the Rural zone due to its rural amenity, peace and quiet and opportunities for nature based recreation, farming and land regenerating practices. The submitter states that they believe motorsports/ motorbikes change the landscape and amenity of an area.</p> <p>The submitter raises concerns regarding impacts from dust, noise, loss of rural amenity, compliance issues, increased danger on roads and aggressive event organisers.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to</p>

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			discuss an appropriate way forward with this matter.
16	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities and Theatre events being permitted to occur as a "Temporary Use" in the Rural zone.</p> <p>The submitter states they live in the Rural zone and raise concerns regarding potential excessive noise levels, the lack of requirement to notify neighbours, amenity impacts, chemical runoff, water quality and environmental impacts, increased risk of bushfires, compliance and monitoring concerns, noise levels impacts animals including livestock, increased traffic, damage to gravel road surfaces, loss of privacy and littering from potential event attendees.</p> <p>The submitters states that the Rural zone is meant to be for agricultural and environmental uses such as cropping, grazing, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities.</p> <p>They state that the Rural zone should also allow opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre event under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>

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	<p>purposes. The submitter states that the Rural zone's purpose is to protect or manage significant natural features, resources, and processes, including the capacity for primary production. They state that the proposed changes go against the purpose of a Rural zoning.</p>		
17	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitters state they are concerned that the proposed amendment will be open to abuse, exploited, cause suffering to residents, and be will difficult to monitor compliance.</p> <p>The submitters further states that they do not regard these events as befitting a rural environment and do not believe they can be adequately monitored to adhere with the conditions proposed.</p>	<p>Feedback and concerns are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be</p>

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			discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
18	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities and Theatre events being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concerns regarding the allowance of Motor Sports Facilities being permitted to occur on land anywhere in the Rural zone and host 2 events per year with a maximum of four consecutive days per event.</p> <p>The submitter states that such facilities are notoriously difficult to locate due to the understandable objections from nearby landholders, principally related to noise, increased traffic and environmental concerns.</p> <p>The submitter raises further concerns in regards to there being no cap on number of attendees, no property size requirements, environmental impacts, no permits required, and no regard to the proximity of, or access for, emergency services.</p> <p>The submitter states that if two adjoining properties are involved in the event, presumably this means that four events could be held. The submitter believes that the</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre events under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre events if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to</p>

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	condition that "no permanent provision for spectators is proposed" does not lessen the impact, in fact adds to it, in that an event would require importing toilets, tents and other infrastructure each time.		discuss an appropriate way forward with this matter.
19	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter raises concerns regarding the impact to the rural community's amenity and lifestyle, conflict with the existing Planning Scheme, burden on emergency services, environmental impacts, noise, impacts on neighbours, and lack of parameters on scope, scale or location of motorsport facilities or any other activity as the submitter is concerned this will open the door for anyone to run any number of events in a given year that has no limitations, and control of numbers of attendees.</p>	<p>The submitter states that the proposed amendments to section 1.7 are in conflict with the existing policy in the current Planning Scheme.</p> <p>The proposed amendments to section 1.7 are a proposed change to the policy in the Planning Scheme and as such, do not conflict with the existing Planning Scheme.</p> <p>Notwithstanding the above clarification, feedback and concerns in relation to the amendments to section 1.7 in the Planning Scheme are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to</p>

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			discuss an appropriate way forward with this matter.
20	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning in relation to the Rural zone.</p> <p>The submitter states concern regarding the impact on property values and destroying the rural lifestyle.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre events under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>

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21	<p>Though it is not directly stated by the submitter, due to the content within the submission it is presumed the feedback is in relation to the proposed changes to section 1.7 in the Planning Scheme. As reference is made to the Rural zone, it is presumed that this submission specifically relates to the amendments in section 1.7 for Motor Sport Facility and Theatre events. The feedback on this matter eludes to the point that the submitter is not supportive of the changes.</p> <p>The submitter states that the proposed amendments effectively remove the safeguards in the current planning scheme. The submitter states that the peaceful enjoyment of property located in a rural area is controlled by a proper Council consultation and application process including the right of people to object to applications in the knowledge that proper successful objections can result in the refusal of applications.</p> <p>The submitter states they believe this amendment could reduce property values, increase local property disputes, increase delinquent social behaviour, increase pressure on emergency services and increase safety impacts particularly due to the overloading of limited rural roads.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>

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22	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states they believe the proposed changes will result in potential impacts on safety and social amenity.</p> <p>The submitter states they have concerns in relation to: the fact there is no minimum size of property on which events can be hosted, compliance, bushfire risk, flood risk, road safety, proximity to emergency services and an increased burden, incompatible with other land uses, no requirement to advise neighbouring properties of events, no maximum number of motorbikes allowed and no maximum number of attendees, no requirements in relation to appropriateness of rural roads or site access, and amenity impacts.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
23	The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor	The submitter states that the proposed amendments to section 1.7 are contradictory	Recommend withdrawing the proposed amendments that permit the occurrence of a

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	<p>Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states that they are concerned the proposed amendments are contradictory to various elements in the current Planning Scheme.</p> <p>The submitters states that motor cross or trail bike events will compromise rural land by degrading the land, potentially be a fire risk, and cause polluted runoff to enter the Mary River catchment thus damaging water quality, fauna and flora.</p> <p>The submitter raises concern in relation to compliance of events and additional pressure on emergency services.</p>	<p>to the existing policy in the current Planning Scheme.</p> <p>The proposed amendments to section 1.7 are a proposed change to the policy in the Planning Scheme and as such, do not conflict with the existing Planning Scheme.</p> <p>Notwithstanding the above clarification, feedback and concerns in relation to the amendments to section 1.7 in the Planning Scheme are noted.</p>	<p>Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
24	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to "Temporary Use's".</p> <p>The submitter states they are concerned the proposed amendments will cause noise impacts, air pollution, lead</p>	<p>Feedback and concerns are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre events under the parameters set in section 1.7, from proposed</p>

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	to safety risks and cause irreparable harm to the well-being of the regional environment.		<p>Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre events if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
25	The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities and Theatre events being permitted to occur as a "Temporary Use'.	Feedback and concerns are noted.	Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre event under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.

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			Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
26	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to "Temporary Use's' in rural areas.</p> <p>The submitter states they are concerned about the potential noise and traffic events in the rural zone would bring. They are also concerned about compliance issues is regards to who will police the number of events held per year, and also that adherence to State and Federal government guidelines would not occur.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts</p>

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	The submitter states that a proliferation of noisy events in lifestyle areas will lessen the rural ambience and amenity of the region.		that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
27	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to events being permitted to occur in the Rural zone as a "Temporary Use".</p> <p>The submitter states they believe the proposed amendments in section 1.7 relating to events will produce multiple complaints from local residents regarding noise, traffic, privacy, security, safety, dust pollution and danger to stock. The submitter states they have concerns regarding road damage and also fire danger.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre events under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre events if it is permitted to occur without a</p>

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			<p>planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
29	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a 'Temporary Use'.</p> <p>The submitter states that over a number of years they have witnessed unregulated motor sports events occurring, and the submitters believes that introduction of the changes will encourage more unregulated motor sport events to occur above and beyond the drafted limitations.</p> <p>The submitter states that they are concerned that one owner currently owns a number of land titles (lots) in proximity to each other and as such, they will then host such events essentially one after the other.</p>	<p>Feedback and concerns are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of</p>

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	The submitter states their concern regarding the potential impacts on gravel roads and access, amenity impacts such as noise, safety, environmental impacts and traffic generation. The submitter believes there would be a significant increase in reliance on emergency services in the event of flood or bushfire.		the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
31	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to 'high impact events' being permitted to occur in the Rural zone as a "Temporary Use'.</p> <p>The submitter states that they are significantly concerned that such events could occur without consideration by Council or consultation with surrounding residents who they consider would be significantly negatively impacted.</p> <p>The submitter states that they are concerned that one owner will purchase a number of land titles (lots) in proximity to each other and they will then host such events essentially one after the other. They are also concerned that there is no regulation of the size, infrastructure requirements, or assessment of impacts.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be</p>

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			discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
33	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a 'Temporary Use'.</p> <p>The submitter strongly states they are concerned with the potential impacts to amenity in the rural area, particularly in relation to noise, impacts to safety, potential environmental impacts and state it would ruin the peaceful lifestyle of the rural area.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to</p>

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			discuss an appropriate way forward with this matter.
34	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states that's regardless of the number of events held each year for this type of use, they have strong concerns regarding road access to the sites, access to emergency medical care, amenity impacts including noise and dust, impacts on the environment and risk of pollution to waterways and risk of bushfire. The submitter also state that a number of schools use the rural area for camping and outdoor activities, and that the increase in traffic on dirt roads could prove an unacceptable danger to the children taking part in these activities.</p> <p>In summary, the submitter states that the tranquillity of the rural area will be lost due to noise and pollution from this use.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>

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36	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states the inclusion of this use a temporary is highly inappropriate given the potential impact on the environment and surrounding area.</p> <p>The submitter states that whilst they can see many circumstances where it would be highly appropriate for these temporary events to go ahead, it is important that this is assessed on a case-by-case basis to take into account the needs and views of surrounding property owners, impact on the environment, impact on access roads, and potential severe consequences of interaction with co-occurring events (e.g., horse riding events) held by other persons.</p> <p>With respect to the home-based business code, the submitter agrees with the intention of the performance outcomes, however considers the acceptable outcomes</p>	<p>In relation to feedback and concerns on the proposed amendments to 1.7, this is noted.</p> <p>In relation to the proposed inclusion of a Home Based Business Code and the provisions therein, the outcomes drafted are in alignment with standard practise amongst neighbouring Councils. It is noted that there is concern in relation to the potential limitations imposed in this code, however the nature of a home based business is a very small-scale business that does not establish at a size and scale that undermines the viability of local centres.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the</p>

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	<p>at times are overly onerous or disproportionate to the performance outcomes. The submitter states that some of the outcomes limit flexibility of business provision to meet the needs of the community as many business-people in the region operate multiple business to either make ends meet or to be able to provide the community with a variety of services.</p> <p>The submitter states that the most important performance outcomes should be around noise, residential character, traffic, and nuisance.</p>		<p>investigation has concluded to discuss an appropriate way forward with this matter.</p> <p>In relation to the feedback on the Home Based Business Code, it is recommended the proposed amendments progress without change.</p>
39	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states their objection to the allowance of Motor Sports as a 'temporary use' due to the potential impacts such as access and traffic issues, environmental considerations, land use conflicts, bushfire and flooding risks. The submitter is concerned that this would inevitably turn into regular use all year round.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is</p>

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			recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
41	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states that in some rural locations this approach may be acceptable. For example, where the rural location is near easily accessible roads. They state that access into and out of the site should be on sealed, dual-lane, well-maintained roads and that access should be easy for emergency service vehicles. They also state that the site should not be impacted by bushfire or flooding.</p> <p>The submitter states that the current proposed amendment on this matter creates a dangerous and deadly threat to all residents and that there will be amenity impacts such as noise and dust. They state that their business will be interrupted as they have cattle</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed</p>

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	trucks using rural roads as well as a tractor and machinery.		mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.
47	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states that potential negative impacts that could occur as a result include impacts on the roads, as many roads in the rural zones are unsealed and are designed to accommodate local traffic, fire risk (bushfire hazard), impacts on waterways, removed proximity to medical facilities, environmental/conservation impacts, amenity impacts, erosion and dust, site size.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to</p>

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			discuss an appropriate way forward with this matter.
48	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states their main concern is the impact on current recreational pursuits and the impact on the rural landscape including amenity impacts. They state that protecting the regions unique rural landscapes should be the central pillar of decision-making.</p> <p>The submitter raises concern in relation to the lack of parameters on scope, scale or location for Motor Sports Facilities under section 1.7, as well as risks to community by impacts on road safety and an increased burden on local emergency services. They also raise concerns in relation to compliance costs to Council, complaints and unlawful uses.</p> <p>The submitter states that the proposed amendments to section 1.7 are in conflict with the existing policy in the current Planning Scheme.</p> <p>The submitter states that the proposed amendments to section 1.7 are in conflict with the existing policy in the current Planning Scheme.</p>	<p>Aside from clarifying the above, the submitters feedback and concerns are noted.</p> <p>Feedback and concerns are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>

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	<p>The proposed amendments to section 1.7 are a proposed change to the policy in the Planning Scheme and as such, do not conflict with the existing Planning Scheme.</p>		
50	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter has concerns with regards to no limit to the size of such events or the area in which they can be held. The submitter also raises concerns with regards to safe access on suitable roads, impacts on the environment, amenity impacts, safety of participants, proximity to medical services and fire hazards.</p>	<p>Feedback and concerns are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the</p>

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			investigation has concluded to discuss an appropriate way forward with this matter.
51	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities and Theatre events being permitted to occur as a "Temporary Use".</p> <p>The submitters states that they applaud Council on a number of initiatives such as the Environment Strategy, Koala Conservation Management Plan, and the recognition of Environmental Management and Conservation Zones and welcomes the commitment that natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established and that adverse impacts on ecological features and processes are avoided.</p> <p>The submitter wishes to make a suggestion that new residential developments in areas of known wildlife habitat have restrictions on the ownership of domestic pets, particularly cats and dogs and provides an example of an area in NSW where this has been successfully implemented (along with a number of other koala friendly development measures).</p> <p>The submitter states they strongly support the implementation of climate-independent, diversified and</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre event under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>

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	<p>integrated water supply sources such as rainwater harvesting (via large tanks connected to each new development), stormwater harvesting (essential on impervious surfaces) and recycled water. They state that master-planned developments provide the opportunity to fully plan and exploit these innovative techniques and the submitter believes this technology should be embedded within the Planning Scheme and become mandatory in all new developments, including the installation of rainwater tanks in new housing developments and individual house applications, and that opportunities for retro-fitting be investigated where possible. The submitter states that the term "climate responsiveness" needs to be embedded into the Planning Scheme as a key principle of all developments.</p> <p>The submitter states that the proposed change to allow a Motor Sports Facility, and music festivals, to occur without a planning permit in accordance with section 1.7 of the Planning Scheme runs counter to much of the above. They state that they find it difficult to comprehend that Council is considering this change to permit what is generally considered a 'difficult to locate' activity.</p> <p>The submitter raises concern of potential impacts that could arise from the proposed change such as proximity to emergency services, amenity impacts including noise,</p>		

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	and also environmental impacts including impacts on water quality and koala habitat. They state that the proposed change seems to reverse the environmental advances made by Council in recent years.		
55 and 69 (submission from same applicant on the same proposed amendment)	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities, music events or entertainment being permitted to occur as a "Temporary Use".</p> <p>The submitter states that amenity, in regards to noise, dust, traffic, activity or vibration, has not been considered and these potential impacts would constitute a substantial loss of amenity, particularly to neighbours of such uses. The submitter states that many activities in the Rural zone will be adversely affected by noise from such temporary uses.</p> <p>The submitter states that the proposed amendments to section 1.7 are in conflict with the existing Planning Scheme.</p>	<p>A number of comments from the submitter refer to the proposed amendments to section 1.7 being in conflict with the existing policy in the current Planning Scheme.</p> <p>The proposed amendments to section 1.7 are a proposed change to the policy in the Planning Scheme and as such, do not conflict with the existing Planning Scheme.</p> <p>Aside from clarifying the above, the submitters feedback and concerns are noted.</p>	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to</p>

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			discuss an appropriate way forward with this matter.
65	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".</p> <p>The submitter states that they have no particular opposition to motor sports if the facilities are suitably located and issues relating to the safety of patrons and public are identified and mitigated. However, since having a motor sport facility establish without a planning permit a number of years ago near their property, the submitter explains they have learnt a lot in relation to the incompatibility of motorsports and rural land uses, particularly with regards to motorsport facilities in inappropriate locations.</p> <p>The submitter states that the proposed amendment in this respect would impose a high cost on the rural community's amenity, lifestyle and rural values and there would be risks to the community from impacts on road safety. They state there is a lack of parameters on scope, scale or location of motorsport facilities, and there would be implications for Council such as increased compliance costs, complaints and ongoing unlawful uses, and also an increased burden on local emergency services.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>

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73	<p>The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities and Theatre events being permitted to occur as a "Temporary Use".</p> <p>The submitter states that they understand it may be Council's intent to welcome larger tourist-type activities with anticipation of money being spent in the region, however there is a risk to damage to roads, increased risk of emergency, increased littering and general disrespect.</p> <p>The submitter considers these events to be socially and environmentally disruptive and they may overload infrastructure at the expense of Council and to the detriment of ratepayers.</p>	Feedback and concerns are noted.	<p>Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility and Theatre event under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility or Theatre event if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
74	The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor	Feedback and concerns are noted.	Recommend withdrawing the proposed amendments that permit the occurrence of a

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	Sports Facilities being permitted to occur as a "Temporary Use".		<p>Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
76	The submitter objects to the proposed amendments to section 1.7 in the Planning Scheme in relation to Motor Sports Facilities being permitted to occur as a "Temporary Use".	Feedback and concerns are noted.	Recommend withdrawing the proposed amendments that permit the occurrence of a Motor Sport Facility under the parameters set in section 1.7, from proposed Amendment

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	<p>The submitter states that the one size fits all approach does not respect the individual residents needs and rights.</p> <p>The submitter states that in some rural locations this approach may be acceptable. Such as where the rural location is near easily accessible roads. Access into and out of the site should be on sealed, dual-lane and well maintained roads. Access should be easy for emergency vehicles. The site should not be a fire or flood hazard.</p> <p>The submitter states that the current proposed amendments not requiring a planning approval creates a dangerous and deadly threat to all residents due to factors such as attendees not being familiar the roads, single-lane, blinds corners, unsealed, unfenced roads that are found throughout the Gympie region.</p> <p>The submitter states that most if not all residents choose to live in a Rural zone for the amenity and enjoy the peace and quiet. They state that these events will impact on their amenity from things such as noise and dust, and their business will be interrupted.</p>		<p>Package 2 to the Planning Scheme.</p> <p>Recommend further investigating proposed mechanisms to mitigate impacts that may arise from a Motor Sport Facility if it is permitted to occur without a planning approval as an irregular or infrequent use. It is recommended the findings of the further investigations, including any proposed mitigation measures, be discussed with Council once the investigation has concluded to discuss an appropriate way forward with this matter.</p>
East Deep Creek Local Development Area			

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42	<p>The submitter has expressed their support of the proposed zoning change over their property from Low Impact Industry zone within the East Deep Creek Local Development Area to a Rural Residential zone.</p> <p>The submitter states that the railway line should be the boundary to the industrial area.</p>	Feedback noted.	Recommend progressing the proposed zoning amendment without changes.
53	<p>The submitter does not support the rezoning of their property from Low Impact Industry zone to a Rural Residential zone within the East Deep Creek Local Development Area, and requests that their property retains an industrial zoning. The submitter explains that although they understand that some residents on Fairview Rd and Noosa Rd do not want industrial development establishing beside them, there is already established industrial development in the area causing amenity impacts such as noise, particularly from trucks using Noosa Road.</p> <p>The submitter has suggested that a number of properties along Noosa Rd should remain industrial, or at least allow for home based businesses, to allow for a transition from the industrial development on the eastern side of the rail line, to the residential area proposed to the west of the rail line.</p>	<p>The lots proposed to be rezoned in the East Deep Creek Local Development Area, from an industrial zoning to a residential zoning, contain well established dwelling houses. The proposed rezoning's reflect the existing, established uses occurring in this section within the Local Development Areas.</p> <p>The proposed rezoning's utilise the rail line as a natural, existing buffer and setback from the existing industrial development located on the eastern side of the rail line, to the proposed Rural Residential and Limited Development zone lots on the western side of the rail line.</p> <p>This buffer is intended to reduce potential amenity impacts on the proposed Rural Residential zoned lots such as noise, dust, odour and light that may occur from existing</p>	Recommend progressing the proposed zoning amendment without changes.

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		<p>and proposed industrial land uses on lots zoned for industrial development.</p> <p>If a number of lots on the western side of the rail line were to remain industrial, and the rest be rezoned to a residential zoning, the amenity impacts would be significantly increased as you would have conflicting land uses abutting each other.</p> <p>Should the rezoning amendments be approved, there are provisions that allow for a home based business to establish in a Rural Residential and Limited Development zoned property.</p>	
67	<p>The submitter requests that the Structure Plan for the East Deep Creek Local Development Area be adopted by Council before 1 February 2020, or alternatively that amendments be made to the Planning Scheme to:</p> <ul style="list-style-type: none"> • Delete the reference to a Structure Plan having to be adopted by Council for the East Deep Creek Local Development Area before Council being able to approve industrial type uses in that area; or • Include additional provisions to allow for interim development in the East Deep Creek Local Development Area prior to the adoption of a 	<p>This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.</p>	<p>As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration for a future Planning Scheme amendment or with the drafting of a new Planning Scheme.</p>

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	<p>Structure Plan by Council, where the proposed industrial development include features such as the following:</p> <ul style="list-style-type: none"> i. is consistent with the purpose and intent of the Medium Impact Industry Zone outside of the precinct; and ii. does not require the provision of reticulated water supply or sewerage to facilitate the development. 		
77	The submitter has expressed their support of the proposed zoning change over their property from Low Impact Industry zone within the East Deep Creek Local Development Area to a Rural Residential zone.	Feedback noted.	Recommend progressing the proposed zoning amendment without changes.
Miscellaneous			
6	<p>This submission is in relation to the proposed rezoning of Council-owned land at Victory Heights from a combination of Rural Residential and Residential Living zoning, to an Open Space zone (Lot 18 RP221336, Lot 1 MPH23904, Lot 2 MPH14193, Lot 763 MCH5342, Lot 1 MPH5670, Lot 17 RP221336, Lot 19 SP299683).</p> <p>The submitter provides comments on the current club leases over the properties and details the need for the current lease to be amended. The submitter also provides comments in relation to gifting land to the</p>	The feedback received is not in relation to the proposed zoning amendments of these properties, but rather the feedback focuses on the lease arrangements over these lots and the gifting of land to the State government.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be referred to the relevant Council sections to consider the feedback in relation to the topics mentioned in the submission.

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	State government in this area and the impact that would have on the clubs.		
28	The submitter requests a property located within the Industry investigation zone in Kilkivan be rezoned to a Rural zone.	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration with the drafting of a new Planning Scheme.
32	<p>This submission is in relation to the proposed split zoning of Medium Impact Industry zone and Low Impact Industry zone at Chatsworth Road.</p> <p>The submitter supports the proposed rezoning of the property from a District Centre zone to a Medium Impact Industry zone, however does not support the split zoning that see's the property also contain a section of Low Impact Industry zone.</p> <p>The submitter states they understand the concern to keep noise and annoyance down as the property is close to residential properties, however states it may be difficult for development to work with an arbitrary demarcation.</p>	<p>The proposed rezoning does not impact existing development approvals.</p> <p>Any future development applications or reconfiguring of a lot applications would be assessed on their merits against the Planning Scheme.</p> <p>As this property abuts a large area of Residential Choice zoned land, and shares a boundary with four properties in the Residential Choice zone, the proposed Low Impact Industry zone that abuts these properties has been proposed to buffer amenity impacts that may arise from the proposed Medium Impact zoned land.</p>	Recommend progressing the proposed zoning amendment without changes to ensure potential amenity impacts on the neighbouring residential area are mitigated.

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	<p>The submitter is concerned that any future subdivision of this property may be impacted by the split zoning if a new lot be proposed with the split zoning halfway through one of the new lots.</p> <p>The submitter is concerned a current development approval over the lot may be impacted by the proposed split zoning, and recommends the split zoning be removed and instead the lot be entirely zoned Medium Impact Industry zone.</p>	<p>Without the proposed Low Impact zoning between the Residential Choice zoned land and proposed Medium Impact zoned land, there may be significant impacts to residential amenity including (but not limited to) noise, dust, odour and light impacts.</p> <p>The Residential Choice zoning in the current Planning Scheme allows for a minimum lot size of 350m² in this zone. Given the significant lot size of a number of properties within the existing Residential Choice zone that abuts the proposed Low Impact Industry zone, there is potential for the creation of a significant amount of additional residential lots in this area. Therefore, it is important that potential amenity impacts that may arise from the proposed Medium Impact Industry zone are mitigated by mechanisms such as buffering through appropriate zoning, as well as conditions through the development assessment process.</p> <p>Allowing Medium Impact Industry zoning to directly abut a zoning intend for intense residential development, such as the Residential Choice zone, is not considered a good planning outcome and will produce</p>	

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		significant amenity impacts on the residential area.	
35	The submitter requests that the home based business change at Item 10 of the Amendment Package 2 Summary Table (the lowering of the level of assessment for Home Based Business within the District Centre zone), be amended to also include Specialised Centre, as the submitter states there is no difference between medical related home based businesses that must operate in the Specialised District and general business that must operate in the District Centre.	The level of assessment for Home Based Business within the Specialised Centre zone – Gympie Medical Precinct in the current Planning Scheme is already 'accepted development subject to requirements'. Therefore, the request made in this submission is already in place in the current Planning Scheme.	No action required.
37	The submitter requests pizza hut remains as an eat in and an underground carpark be established at pizza hut.	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	No action required.
44 and 68 (submission from same applicant on the same proposed amendments)	This submission is in relation to the proposed rezoning of Council-owned land at Victory Heights from a combination of Rural Residential and Residential Living zoning, to an Open Space zone (Lot 18 RP221336, Lot 1 MPH23904, Lot 2 MPH14193, Lot 763 MCH5342, Lot 1 MPH5670, Lot 17 RP221336, Lot 19 SP299683). The submitter provides comments on the current club leases over the properties and details the need for the current lease to be amended. The submitter also provides comments in relation to gifting land to the	The feedback received is not in relation to the proposed zoning amendments of these properties, but rather the feedback focuses on the lease arrangements over these lots and the gifting of land to the State government.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be referred to the relevant Council sections to consider the feedback in relation to the topics mentioned in the submission.

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	State government in this area and the impact that would have on the clubs.		
45	The submitter states amendments proposed for Rainbow Beach are beneficial, taking into account the character of a small urban community. The submitter also thanks staff for providing residents at Rainbow Beach the opportunity to discuss the proposed amendments by way of the drop-in session held by Council.	Feedback noted.	Council progress the proposed amendments in relation to Rainbow Beach, namely, the reducing of the level of assessment for Health Care Services at Rainbow Beach.
52	<p>The submitter requests Council make amendments to:</p> <ul style="list-style-type: none"> • the definitions of trunk infrastructure for water supply and sewer supply • extend the priority infrastructure area for Imbil • amend the net developable area for Imbil • a typographical error in chapter 8.3.3 (page 270 on the document Gympie Regional Council Planning Scheme 2013 - Public Consultation July 2019.pdf) where practise is used instead of practice. 	This submission, apart from the typographical error on page 270, is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission, apart from the typographical error, is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration with the drafting of a new Planning Scheme and the typographical error on page 270 be amended.
56	This submission is in relation to a property located within the Industry Investigation zone at Kybong. The submitter requests Council to include provisions in the Planning Scheme to allow for interim development in the Industry Investigation zone prior to the adoption of a structure plan which has the following features:	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for

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	<ul style="list-style-type: none"> • does not conflict with existing rural uses in the surrounding area; and • does not require additional infrastructure to facilitate the development. <p>The submitter states that examples may include non-rural uses and non-industrial uses such as function facility and short-term accommodation.</p>		consideration with the drafting of a new Planning Scheme.
58	The submitter is seeking a change of zoning from a Rural zone to a Rural Residential zone and/or Limited Development (Constrained Land) zone for a number of properties.	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration with the drafting of a new Planning Scheme.
59	The submitter is seeking a change of zoning from a Rural zone to a Rural Residential zone for a particular property.	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration with the drafting of a new Planning Scheme.
60	The submitter is seeking a change of zoning from a Rural Residential zone to a Residential Living zone for a particular property.	This submission is not in relation to amendments proposed as part of	As the submission is not in relation to amendments proposed as part of Amendment

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		Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration with the drafting of a new Planning Scheme.
61	The submitter is seeking a change of zoning from a Rural zone to a Rural Residential zone for a particular property.	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration with the drafting of a new Planning Scheme.
62	The submitter is seeking a change of zoning from a Rural zone to a Rural Residential zone for a particular property.	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration with the drafting of a new Planning Scheme.
63	The submitter is seeking a change of zoning from a Rural zone to a Rural Residential zone for a particular property.	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for

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			consideration with the drafting of a new Planning Scheme.
66	The submitter is seeking a change of zoning from a Rural zone to a Rural Residential zone for a particular property.	This submission is not in relation to amendments proposed as part of Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013.	As the submission is not in relation to amendments proposed as part of Amendment Package 2 to the Planning Scheme, it is recommended this submission be logged for consideration with the drafting of a new Planning Scheme.
70	<p>In Amendment Package 2 to the Planning Scheme, Council has proposed changes to how the Planning Schemes deals with 'temporary uses'. The changes proposed to section 1.7, similar to how most other Council's regulate such uses, propose to incorporate 'temporary uses' and what Council deems to be a 'temporary use', therefore not requiring a development application to Council.</p> <p>Since the preparation of the proposed amendments this approach has been further considered in regards to the best approach to capturing the endorsed policy position to not require a development application for 'temporary uses' where meeting certain criteria. It is considered that there is a risk that the way in which this section is currently drafted does not align with the 'temporary use' definition. It is recognised that by permitting a land use to occur even just once a year on</p>		Recommend making amendments suggested in submission.

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	<p>an annual basis, this would test the use's alignment with the definition of a 'temporary use'.</p> <p>It is considered that the way in which section 1.7 has been drafted for 'temporary uses' to reflect the intended policy position would be more appropriately integrated in the Tables of Assessment as 'accepted development,' with the same relevant qualifications included. Accordingly, this submission recommends that Council amend the drafting to refer to the uses in the proposed section 1.7 in the Planning Scheme version the subject of Amendment Package 2 as 'accepted development', rather than a 'temporary use'.</p> <p>This is not considered a policy change, rather a drafting error, as the policy intent remains consistent with that which was publicly notified. The recommended change is to correct this drafting error. The proposed change also improves the clarity, transparency and interpretation of the Planning Scheme, as it would best reflect where a prospective applicant, consultant or member of the community would look in the Planning Scheme to identify if a development application is required.</p> <p>In addition to the above, a number of other minor amendments have been identified that are</p>		

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	<p>recommended to be made to the proposed Planning Scheme as per below.</p> <p>In reference to the proposed amendment to Table 8.6: "AO5.7 Where not within a sewerage service area, the development is provided with an area suitable to accommodate an on-site treatment and disposal system that complies with the <i>Plumbing and Drainage Act 2002</i>."</p> <p>This AO was drafted with the intention of requiring on-site treatment and disposal system to be provided for the development where the development is not located within a sewerage service area.</p> <p>The wording of this provision is recommended to be amended to better clarify this intent. Recommend amending the AO to read: "Where not within a sewerage service area, the development is provided with an on-site effluent treatment and disposal system in accordance with the <i>Plumbing and Drainage Act 2002</i>."</p> <p>In reference to the proposed amendment to in Table 8.6: "AO16.1 Landscaping is provided in accordance with Table 8.5 Minimum Landscaping Dimensions." The table number referenced is incorrect. It is recommended the Table reference in AO16.1 be corrected to read:</p>		

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	<p>“Table 8.8 Landscaping”</p> <p>Planning Scheme Policy – SC6.1.7.7 Inter-allotment and development drainage, Item (2). It is recommended Council delete ‘and Council.’ Inter-allotment drainage easements are to be in favour of the upstream lots only and not Council.</p> <p>Amend table of assessment for advertising devices to ensure sporting field fence sign is ‘accepted development where the sign is contained within the fence and does not protrude beyond the fence’.</p> <p>Throughout - Administrative amendments such as fixing grammatical and spelling errors.</p>		
71	<p>The submitter expressed their support for the proposed zoning amendments to Lot 2 MCH1865. The proposed zoning amendments are to change this properties zoning from Community Purpose to a Township zone.</p>	<p>Support of proposed amendments noted.</p>	<p>Recommend progressing the proposed zoning amendment to Lot 2 MCH1865.</p>
75	<p>The submitter expressed their support for the proposed zoning amendments to Lots 3,4,5,6 at 17 Pinewood Avenue.</p> <p>The submitter stated that the proposed new zoning would suit the business activities on the sites.</p>	<p>Support of proposed amendments noted.</p>	<p>Recommend progressing the proposed zoning amendments to Lots 3,4,5,6 at 17 Pinewood Avenue.</p>