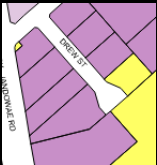
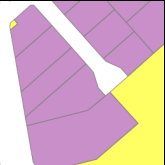

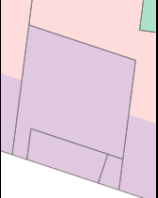



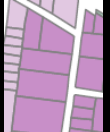
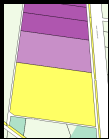






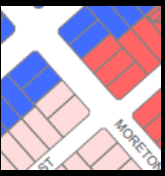



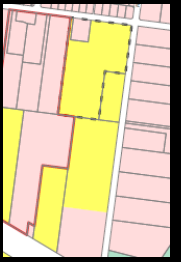




# Register of Proposed Amendments to Planning Scheme - MAPS

Line	WDRC Item Ref	Land/Matter Affected	Issue Description	Proposed Amendment	PS v3	Proposed PS v4
A	24	Agricultural Land Overlay Mapping (OM-008)	<p>Past experience applying the Planning Scheme has indicated that in some cases, the Agricultural Land Classification mapping reflected in the Agricultural Land Overlay Mapping (OM-008) differs substantially from the on-ground conditions.</p> <p>Discussions have been held with the Department of State Development, Infrastructure, Local Government and Planning, Department of Resources and Department of Agriculture and Fisheries to determine if the mapping which triggers assessment of a development application against the Natural Resources Overlay Code, can be refined to reduce application requirements for developers where the on-ground conditions are such that the land does not in fact have productive agricultural value.</p>	Following from engagement with the Department of State Development, Infrastructure, Local Government and Planning, Department of Resources and Department of Agriculture and Fisheries, anticipated revised mapping data recommendations were not forthcoming. Within the scope and resourcing for this project, the Project Team determined no such action or amendment to be included in this package.	<b>No amendment proposed as part of this package</b>	
B	9	Lot 12 on CP888502 on Strategic Plan Maps	Chinchilla Wastewater Facility is not identified on the Strategic Mapping as a Sewerage Treatment Plant and does not illustrate the relevant buffer consistent with similar facilities.	Strategic Plan Map-005 (Chinchilla), Strategic Plan Map-005.2 and Overlay Map-006 have been amended to reflect the Chinchilla Waste Water Treatment Plant situated on the same lot, but to the south-west of the Water Treatment Plant. The relevant mapped buffer has also been applied to this facility.		
C	11	Lot 6 on SP251966 (7 Drew Street, Dalby) on Zoning Maps	<p>The Zoning for Lot 6 on SP251966 is currently Community Facilities Zone.</p> <p>The property is subject to an approval for a Material Change of Use for a Transport Depot and Warehouse and is being used for this purpose.</p> <p>Surrounding lots that are not established with existing public infrastructure are Zoned Medium Impact Industry. This presently represents a historic "spot zoning".</p>	The Zoning of Lot 6 on SP251966 is to be changed from the Community Facilities Zone to Medium Impact Industry Zone.		

Line	WDRC Item Ref	Land/Matter Affected	Issue Description	Proposed Amendment	PS v3	Proposed PS v4
D	17	Lot 5 on RP840799 (18208 Warrego Highway, Dalby) on Zoning Map	<p>Council sent the land owner correspondence on 21 December 2016 advising that in response to their submission made to Council regarding the Planning Scheme, this property would be Zoned wholly Low Impact Industry.</p> <p>This lot is presently split Zoned (half Low Density Residential and half Low Impact Industry Zone).</p>	It is proposed to remove Low Density Residential Zoning from Lot 5 on RP840799 and Zone the entire lot as Low Impact Industry.		
E	18	Lot 3 on SP260659 (11 Findlay Avenue, Chinchilla) on Zoning Map	<p>The property is currently Zoned Recreation and Open Space which is unusual for a lot with an existing established residential use. The Recreation and Open Space Zone is a restrictive Zoning for residential land uses.</p> <p>The lot is currently Zoned to be consistent with the neighbouring Show Grounds. However, the property is not used in conjunction with the Show Grounds. There are grounds for Zoning the lot appropriately, to ensure the role and function of the Show Grounds are not compromised and to have regard to bounding drainage infrastructure.</p> <p>It is noted that the lot to the north adjacent the Show Grounds is used for an Aged Care Facility which has recently expanded. Land Zoned Low Density Residential to the south of the Rural Zoned Frame Street to Lloyd Street areas, is constrained by overland flooding.</p> <p>There is an existing Reconfiguring a Lot approval for the creation of new residential scaled lots in the vicinity. There is limited justification for Zoning additional land for residential purposes at Chinchilla, having regard to previously assumed population projections having not been realised.</p>	It is proposed to change the Zoning of Lot 3 on SP260659 from the Recreation and Open Space Zone to the Rural Zone.		

Line	WDRC Item Ref	Land/Matter Affected	Issue Description	Proposed Amendment	PS v3	Proposed PS v4
F	19	Lot 2 on SP194413 (16-22 Cooper Street, Chinchilla) on Zoning Map	This is a rezoning which was overlooked in Planning Scheme Major Amendment 1 and creates an inconsistent Zoning pattern. This property should be located within the Medium Impact Industry Zone.	It is proposed to change the Zoning of Lot 2 on SP194413 from the Low Impact Industry Zone to the Medium Impact Industry Zone.		
G	20	Lot 1 on RP126296 (Dalby Ethanol Plant site, 351 Jandowae Road, Dalby) on Zoning Map	This is a rezoning which was overlooked in Planning Scheme Major Amendment 1. This property should be located within the High Impact Industry Zone.	It is proposed to change the Zoning of Lot 1 on RP126296 from the Medium Impact Industry Zone to High Impact Industry Zone.		
H	21	<ul style="list-style-type: none"> <li>Lot 6 on DY532 (Kogan Creek Power Station)</li> <li>Lot 127 on SP250221 (Wilkie Creek Mine)</li> <li>Lot 121 on SP178856 (Darling Downs Power Station)</li> <li>Lot 128 on SP214053 (Braemar Power Station)</li> <li>Lot 127 on SP109155 (Braemar 2 Power Station) on Zoning Map</li> </ul>	These lots have been incorrectly/inconsistently spot zoned within the Community Facilities Zone. This may have been due to the ancillary Substations on some of these sites being grouped with other Substations and Community Facilities. Increased and more consistent development rights would be achieved if these lots were Zoned Rural.	It is proposed to change the Zoning of Lot 6 on DY532, Lot 127 on SP250221, Lot 121 on SP178856, Lot 128 on SP214053 and Lot 127 on SP109155 from the Community Facilities Zone to the Rural Zone.	 	 
I	27	Lot 1 on RP71749 (49 Moreton Street, Dalby) on Zoning Map	<p>Review spot zoning of Lot 1 on RP71749. The Church is situated on Lots 4 and 5 on RP71749 and is located within the Major Centre Zone.</p> <p>Lots 3 and 2 on RP71749 are undeveloped but fenced in conjunction with the Minister's manse and is Zoned Medium Density Residential. However, the Minister's manse on Lot 1 on RP71749 is Zoned Community Facilities.</p>	It is proposed to change the Zoning of Lot 1 on RP71749 from the Community Facilities Zone to the Medium Density Residential Zone.		

Line	WDRC Item Ref	Land/Matter Affected	Issue Description	Proposed Amendment	PS v3	Proposed PS v4
			This Zoning of Lot 1 on RP71749 is not consistent in the context of Zoning of the adjoining land and limits the use and development potential of the property which contains an established residential building.			
J	30	<p>Lot 1 on SP341179</p> <p><b>Note:</b> Presume formally Lot 605 on C2431 and Lot 2 on RP59248 (St Joseph's Primary School, 68-76 Middle Street, Chinchilla) on Zoning Map</p>	<p>Lot 1 on SP341179 which features St Joseph's Primary School campus has a split Zoning between the Community Facilities Zone and the Low Density Residential Zone.</p> <p>It is proposed to remove the Low Density Residential Zone from the property and Zone the entire property within the Community Facilities Zone.</p>	It is proposed to change the Zoning of Lot 1 on SP341179 to entirely within the Community Facilities Zone.		
K	35	<p>Lot 2 on SP295613 and Lot 10 on RP869017 (Chinchilla Christian College, 88 Rodger Street, Chinchilla) on Zoning Map</p>	<p>Chinchilla Christian College has undertaken substantial expansion works since 2020, including construction of new school facilities over a Low Density Residential Zoned portion of Lot 2 on SP295613 and the development of sporting fields over Lot 10 on RP869017 and Lot 266 on LY201. It is noted that there is an existing house structure on Lot 10 on RP869017 (existing use rights will be unaffected by any change of Zoning).</p>	It is proposed to apply Community Facilities Zoning to stated lots in their entirety, and remove the Low Density Residential Zoning.		
L	46	<p>Extractive Industry Overlay Maps (OM-007)</p>	<p>There are a number of maps including in the OM-007 map set. Many of these are not actually triggered by the Overlay provisions in the Planning Scheme, so are effectively for information purposes only. Some information contained in these maps is not current. The various maps in this set can be confusing for Planning Scheme users.</p> <p>There is a statutory requirement under the <i>Mineral Resources Act 1989</i> to show "mining tenements" (which by definition is mapping data for mining claims, mineral development licences and mining leases) in a Planning Scheme.</p>	<p>Update OM-007 map series:</p> <ul style="list-style-type: none"> <li>– Update Key Resource Area data as applicable (eg compare with SPP online mapping). Remove Mineral Resources mapping from this map series.</li> <li>– Create a new "Other Planning Scheme Maps" (OPSM) map series to include the Mineral Resources mapping in this Planning Scheme and include updated Mineral Development Licence and Mining Lease data in this series.</li> </ul>		

Line	WDRC Item Ref	Land/Matter Affected	Issue Description	Proposed Amendment	PS v3	Proposed PS v4
			<p>This package represents an opportunity to update the currency of mapped information and remove excess data that has no practical relevance to application of the Planning Scheme.</p> <p>The SPP separately requires Key Resource Area and High Pressure Gas Pipeline mapping to be included.</p>	<p><b>Note:</b> There is no data layer for Mining Claims relating to the Western Downs Region.</p> <p><b>Note:</b> Data available in GeoResGlobe and QSpatial. Within GeoResGlobe, refer to Exploration Permits&gt;Mineral Development Licence, Production Permits&gt;Mining Claim and Production Permits&gt;Mining Lease.</p> <p>Authority to Prospect (ATP), Exploration Permit Coal (EPC), Exploration Permit Mineral (EPM), Petroleum Facility Licence (PFL), Petroleum Lease (PL), Petroleum Pipeline Licence (PPL) and Potential Commercial Areas (PCA) mapping have been omitted from the Planning Scheme, as it is not required to be provided for information purposes under the <i>Mineral Resources Act 1989</i>.</p> <p>In relation to OM-006:</p> <ul style="list-style-type: none"> <li>- Ensure that all High Pressure Gas Pipelines in the State's SPP online mapping are included as pipeline infrastructure shown in OM-006.</li> </ul>		
M	52	Scenic Routes Buffer (100m) on Scenic Amenity Overlay Map (OM-011)	<p>The 100 metre Scenic Routes Buffer and associated setback requirement are not practical and are rarely able to be complied with within urban/township areas. Revised mapping to remove additional development application and assessment requirements where unlikely to be achievable in urban/township areas.</p>	<p>It is proposed to apply to change OM-011 (Scenic Amenity) to remove the Scenic Routes Buffer in urban/township areas between the inner bounds of mapped Urban Gateways.</p>		
N	NEW	<ul style="list-style-type: none"> <li>Lot 1 on RP199335,</li> <li>Lot 1 on RP94461,</li> <li>Lot 2 on RP62125,</li> <li>Lot 3 on RP94461 and</li> <li>Lot 2 on RP94461</li> </ul>	<p>This land was the site of the former Library, Art Gallery and Theatre which have since been demolished. This land is available for redevelopment. This land is no longer specifically required for community facilities purposes as the former facilities have since been re-established at alternate locations.</p>	<p>Change the zoning of Lot 1 on RP199335, Lot 1 on RP94461, Lot 2 on RP62125, Lot 3 on RP94461 and Lot 2 on RP94461 from the Community Facilities Zone to the Major Centre Zone.</p>		

Line	WDRC Item Ref	Land/Matter Affected	Issue Description	Proposed Amendment	PS v3	Proposed PS v4
		(40 and 40a Owen Street and 107-113 Drayton Street, Dalby) on Zoning Map	The current Community Facilities Zoning represents a regulatory constraint to redevelopment of the property. Changing the Zoning to the Major Centre Zone, is consistent with surrounding land parcels along Drayton Street and would assist in facilitating the appropriate redevelopment of the land.			
O	NEW	Update currency of mapping layer "Refer to Schedule 4" on Zoning Map	Review and revise as appropriate, to reflect lots referred to in up-to-date revision of Schedule 4 of the Planning Scheme.	<p>This change involves amending Schedule 4 of the Planning Scheme by:</p> <ul style="list-style-type: none"> <li>- removing Lot 60 on SP209503, Lot 49 on SP209503, Lot 116 on SP227231, Lot 103 on SP216213, Lot 11 on SP193590, Lot 1 on RP900597 and Lot 6 on RP900597; and</li> <li>- adding Lot 2 on SP283113, Lot 1 on SP283113, Lot 901 on SP231184, Lot 503 on SP258555, Lot 504 on SP258555, Lot 0 on SP258755 and Lot 1 on RP158505.</li> </ul>		
P	NEW	General – Cadastre update – All maps		Up-to-date cadastre applied to any maps reprinted.		
Q	NEW	General – State Planning Interests update	<p>Comparative review and update of existing Overlay (OM) and Strategic Plan (SPM) mapping to update reflection of any mapped data sourced from SPP mapping. Priority focus areas are environment and State heritage, and infrastructure.</p> <p><b>No changes to be made as part of this project in relation to natural hazards Overlays. Amendments relating to the natural hazards are outside the scope of this project and Proposed Amendment Package.</b></p>	<p>Where Planning Scheme maps incorporate unchanged mapping data from an SPP mapping source, update mapping data to improve reflection of State Interests.</p> <p>Exceptions include mapping for natural hazards and agricultural land as these are outside the scope of this project.</p>		