

Have your say on the Draft Scenic Rim Planning Scheme

Public Consultation of the Draft Scenic Rim Planning Scheme and Planning Scheme Policies 2018



Mayor's Message – Cr Greg Christensen

It's my pleasure to introduce the draft Scenic Rim Planning Scheme, an important milestone in our region's journey

over the past 10 years and the first unified planning scheme for the Scenic Rim.

Guided by the Scenic Rim Community Plan, the new planning scheme will replace the existing planning schemes of the former Beaudesert Shire, Boonah Shire and Ipswich City Council areas within the Scenic Rim local government area. It will underpin development aligned with the community's shared vision for our region for the next 20 years.

The new planning scheme has been developed in context with the state government's *Planning Act 2016* and *State Planning Policy 2017*.

It aims to provide certainty to Scenic Rim residents, landowners and investors by identifying land use intent for particular areas, Council's plans for infrastructure to support growth and balance the social and economic development of the region. It also aims to protect and enhance our region's lifestyle and the natural assets valued by the community.

As such, I encourage everyone to have a say on the draft Scenic Rim Planning Scheme during the community consultation period from 26 September to 14 December 2018.

Don't miss this valuable opportunity to help shape the future of our region by providing feedback via a 'properly made submission' as outlined in this brochure. Find out more at one of the community consultation events at key locations in coming weeks.

Why is Council undertaking public consultation?

Scenic Rim Regional Council believes better planning is achieved through community engagement. Council wants to hear from the community whether the draft planning scheme meets expectations or where it could be improved.

There are some non-negotiable aspects of a planning scheme, including requirements of the state government expressed in the *State Planning Policy 2017* and *Shaping SEQ South East Queensland Regional Plan 2017*. Also non-negotiable are the names and purpose statements of the zones and land use definitions, which are a requirement of the *Planning Act 2016*. Council is also required to ensure it has planned for suitable land and infrastructure to accommodate projected growth in an efficient and sustainable manner.

Beyond the non-negotiable parts of a planning scheme, there is scope to ensure the draft policy appropriately reflects the community's values determined by the response to public consultation via 'properly made submissions'.

What is the draft planning scheme?

The planning scheme is a statutory document made by Council under state planning legislation (*Planning Act 2016*) which regulates how land can be used and developed. It identifies when a development application must be submitted to Council, the type of assessment required and the criteria applicable to development to ensure good outcomes.

The draft Planning Scheme Policies support the planning and development policies of the draft Scenic Rim Planning Scheme. Their role is to assist with the practical implementation of objectives or requirements contained in the planning scheme.

How can I find out more about the draft planning scheme?

The draft planning scheme and planning scheme policies will be available for public consultation from **26 September 2018 to 14 December 2018**.



The planning scheme and planning scheme policies can be viewed online at **www.scenicrim.qld.gov.au/new-planning-scheme-project**



Council's Planning Department will also host information sessions and Talk to a Planner events which will provide the opportunity for a one-on-one discussion with a town planner to answer any questions about the draft planning scheme or planning scheme policies. The times and dates for Talk to a Planner sessions will be available on Council's website.



Hard copies of the draft planning scheme and planning scheme policies will be available at all customer service centres and libraries during the consultation period.



You can also contact Council's Land Use Planning section on (07) 5540 5111 for more information.

What does the draft planning scheme say about future development on my land?

The best way to find out how the draft planning scheme affects your property is by looking at the new planning scheme and mapping on Council's website.

You will be able to determine the proposed zoning of your property and any overlays, such as bushfire hazard, which may apply. It is a good idea to look at the Table of Assessment relevant to your zone, applicable Zone Code and any Overlay Code relevant to your property to gain an understanding of the intended land uses and built form of the zone and the constraints that apply. The Tables of Assessment also indicate when a development application is required.



Natural hazards - bushfire, flooding and landslide/steep slope

It is important that you familiarise yourself with any natural hazard risk that may be identified on your land. Parts of the region are affected by significant natural hazards, including bushfire, flooding and landslide hazard. The draft planning scheme aims to ensure development avoids or mitigates the impacts of these natural hazards.

The Overlay Maps for bushfire hazard, flood hazard and landslide/steep slope identify land affected by these natural hazards and the corresponding Overlay Codes provide additional assessment criteria for development to respond to the risk associated with these hazards, where required.

More information about natural hazards in the draft planning scheme is provided in information sheets on Council's website: **www.scenicrim.qld.gov.au/new-planning-scheme-project**

How can I have my say?

Council is seeking formal feedback from the community in the form of 'properly made submissions'.

The options for lodging a submission are:



via email to
mail@scenicrim.qld.gov.au



lodged in person at Council's main office at **82 Brisbane Street, Beaudesert**, or Boonah or Tamborine Mountain Customer Service Centres or at a community consultation event



via post - please address your letter, or completed submission form to:

Chief Executive Officer
Attn: Land Use Planning
Scenic Rim Regional Council
PO Box 25, Beaudesert Qld 4285



Submissions can also be lodged online. To complete a submission online, please visit Council's website, **www.scenicrim.qld.gov.au/new-planning-scheme-project**

Is my submission confidential?

Details of your submission will be published on Council's website, but your name, signature and personal contact details will be removed. The Minister for State Development, Manufacturing, Infrastructure, and Planning must also be provided with a copy of all submissions.

What is a 'properly made submission'?

For a submission to be considered 'properly made' it must:

- be in writing and signed by each person making the submission, if the submission is not lodged electronically;
- be received on or before 4.30pm **Friday 14 December 2018**;
- state the name and residential or business address of each person making the submission;
- state one postal or electronic address for service relating to the submission for all submission makers; and
- state the grounds of the submission, and facts and circumstances relied on in support of these grounds.

Submissions must be received by Council on or before 4.30pm on Friday 14 December 2018

When will the planning scheme be finalised?

The planning scheme is proposed to be adopted by the end of 2019. The proposed process, following public consultation, is shown below.



Public consultation of the draft planning scheme and planning scheme policies.



Council considers all submissions and amends the planning scheme.



Council provides a written response to all 'properly made submissions' and may start a second round of consultation to notify any significant changes to the draft scheme.



Council submits planning scheme and consultation outcomes to the State Government and requests Ministerial approval to adopt.



Council receives Minister's approval to adopt the scheme, and any conditions from the Minister, and adopts the planning scheme and planning scheme policies.

SUBMITTER DETAILS

Please fill in the details of each person making the submission. If there is more than one submitter, please provide these details as an attachment.

Note: Details of your submission will be published on Council's website, however, your name, address, signature and personal contact details will be removed. The state government must also be provided with a copy of all submissions.

Full name *

Residential/business address *

Postal or email address *

Organisation

Phone number

SUBMISSION

If your submission relates to a specific property, please provide the following details (if known):

Property address

Real Property Description
(lot and plan number)

DETAILS OF SUBMISSION *

Please provide details of your submission in the space provided. Attach any additional pages to the end of this form.

☐ Additional pages have been attached to support this submission (please tick if applicable)

Please provide details of your submission. Where relevant, please include:

- aspects of the Draft Scenic Rim Planning Scheme or Planning Scheme Policies that you support or object to
- the grounds (reasons) for the submission and the facts and circumstances relied on to support the grounds
- references to specific sections of the Draft Scenic Rim Planning Scheme or Planning Scheme Policies
- any suggestions for improvement

THANK YOU FOR YOUR FEEDBACK

Council will write to everyone who has made a 'properly made submission' and upload a copy of the consultation report on Council's website.

SIGNATURE *

* Must be completed to be considered a 'properly made submission'.