

A New Planning Scheme for the Region



INFORMATION SHEET

The Lockyer Valley is a vibrant community and offers a relaxed and friendly rural lifestyle for those choosing to live, work and play in the region.

Steady population growth is anticipated to continue in the region and by 2041 our population is expected to increase to almost 60,000. Population growth provides exciting opportunities and will create increased development opportunities and significant employment growth for our region.

It is important that good planning is in place to manage growth and change so that the qualities that make the Lockyer Valley special are maintained and enhanced.

What is a Planning Scheme?

In support of Council's strategic vision to enhance the liveability of our community while embracing our economic, cultural and natural diversity, the Draft Lockyer Valley Planning Scheme will shape our future development decisions.

A Planning Scheme is one of the most important tools available to Council to guide, promote and facilitate economic development opportunities. It is also vital to ensuring that our region is resilient to natural hazards and protects areas of environmental significance. In striking a balance we look to manage our growth, as well as ensuring our region remains a great choice for employment and investment, and an attractive area to visit and enjoy.

Planning schemes are not new to our region. Laidley Shire Planning Scheme 2003 and the Gatton Shire Planning Scheme 2007 have been regulating development across our region for an extended period. Our new Draft Planning Scheme is the first opportunity for a consolidated and consistent planning framework across our region.

To meet the needs of our region, we must ensure that the Draft Lockyer Valley Planning Scheme can facilitate:

- ✓ Different types of housing to improve choice and affordability (including housing for smaller families and older residents);
- ✓ Promote and facilitate economic development opportunities that utilise existing infrastructure;

- ✓ Sustain and protect agricultural production and support manufacturing and industrial activity;
- ✓ Protect our natural environment and unique landscapes;
- ✓ Provide enough land for urban expansion in our centres including land for housing, shops and industry; and
- ✓ Create great urban neighbourhoods which allow us to create liveable communities where our residents want to live, work and play.

Once adopted, the Draft Planning Scheme will apply to all land in the Lockyer Valley Region.

Get involved and have your say

Council encourages you to share your ideas and thoughts on the Draft Lockyer Valley Planning Scheme.

You can access the Draft Lockyer Valley Planning Scheme and associated maps by heading to www.lockyervalley.qld.gov.au/draft-planning-scheme and following the link to the Draft Lockyer Valley Planning Scheme Online Portal.

Written submissions about any section of the Draft Planning Scheme can be provided to Council at any time during the designated consultation period.

Submissions must:

- ✓ Be in writing and, unless the submission is lodged electronically, be signed by each person who made the submission;
- ✓ Be received during the consultation period;
- ✓ State the name and residential or business address of each person who made the submission; and
- ✓ State the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.



Submissions can be lodged a number of ways:

- ✓ via the Online Planning Scheme Portal
www.lockyervalley.qld.gov.au/draft-planning-scheme
- ✓ by emailing to planningscheme@lvrc.qld.gov.au
- ✓ lodging in person at one of Council's Customer Contact Centres; or
- ✓ mailing to:
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343

Keep an eye out for the dates, times and locations of Planning Scheme engagement activities in your area on Council's website:
www.lockyervalley.qld.gov.au/draft-planning-scheme

For more information, please contact the Growth and Policy Team on **1300 005 372**.

The Draft Planning Scheme sets a new strategic vision for the whole of the Lockyer Valley Local Government Area.

There are five strategic themes that form the Strategic Framework for the Draft Lockyer Valley Planning Scheme. These reflect the key themes and align with the goals of the South East Queensland Regional Plan and include:

Growing communities

The Draft Lockyer Valley Planning Scheme seeks to create complete communities where people who work, live and play in the Lockyer Valley have access to employment, education, transport and services, including community, cultural and sporting facilities, and that their health, wellbeing and prosperity is supported into the future.

The character and identity of each community is recognised and protected whilst providing a comprehensive mix of housing types and densities to respond to the diverse needs of the Lockyer Valley community.

Urban development occurs within defined urban area boundaries. Areas outside of the urban area boundaries are structure planned to identify potential future urban and industrial development.

Prosperous economy

The Lockyer Valley is made up of vibrant places where innovative and sustainable businesses and industries are encouraged to meet the current and future needs of the community. Rural production continues to grow, supporting the community and region.

Agriculture, industry and employment areas are protected from encroachment of incompatible activities to ensure their long-term economic sustainability.



Connecting infrastructure

Our region will be supported with an efficient settlement pattern and development that is cost effective and resilient. Council will continue to support new and existing development in a way that gives the community best value for money and sustainable long-term transport solutions.

Infrastructure includes water, sewerage, stormwater, roads, public parks, electricity and telecommunication infrastructure and service networks.

Sustaining the natural environment

The Draft Lockyer Valley Planning Scheme will ensure the scenic amenity, environmental significance, water quality and resilience to natural hazards are enhanced and protected to avoid damage to our landscapes, environment, lifestyle and economy.

Living in a great place

The scheme supports complete communities that maintain local identity and through best practice urban design, facilitates comfortable and efficient places with access to employment, education, transport, services and facilities.

The scheme supports a sense of place and connection to culture, the community and the natural environment, and provides for both mental and physical wellbeing.

When will the Planning Scheme be adopted/in use?

Once community consultation is completed, Council will review and address all submissions, make any necessary amendments and publish a report of the submissions and how they have been addressed.

Following the submissions report, Council will write to the Minister detailing the outcome of community consultation, and request approval to adopt the new Planning Scheme.

Adoption of the Scheme and the date it takes effect will be advertised.

For more information in relation to the Draft Lockyer Valley Planning Scheme visit:
www.lockyervalley.qld.gov.au/draft-planning-scheme