

Draft Lockyer Valley Planning Scheme

Consultation report

**Wednesday 2 August -
Friday 6 October 2023**

Summary

Lockyer Valley Regional Council received conditional approval from the Director-General for the Department of State Development, Infrastructure, Local Government and Planning on 29 June 2023 to proceed the Draft Lockyer Valley Planning Scheme (the Scheme) to public consultation.

The communications strategy developed to support the Draft Planning Scheme was activated with a 10-week program of engagements ranging from one-on-one meetings with a Planner, curated Focus Group presentations, drop-in sessions and pop-up consultations. The consultation process was dynamic, enabling additional engagement and tailored community interest group meetings to be held as the need was identified.

Consultation of the Scheme began on Wednesday, 2 August with Public Notices appearing in both local newspapers and was preambled with a media release and social media presence. Engagement with the community increased gradually over the course of the consultation period with the peak engagement occurring on week six where Council officers facilitated five separate events and held 33 one-on-one sessions to have an engagement with a total of 235 people in the one week.

In addition, and to ensure the whole community were aware the Scheme was on consultation, Council wrote to every property owner with comprehensive advice on the Scheme consultation and individually wrote to landholders whose properties were proposed to undergo an adverse planning change. To further support the process, nine information sheets and zone cards were prepared and available both online and hard copy at all of Council's service centres and engagement locations. The colour blue was utilised in developing a scheme-centric logo and all collateral, advertising, uniforms and equipment bore the logo and blue colour to be easily recognised within the community and in all media platforms.

It was evident from early consultation where the community's 'big issues' were. With a long history of disastrous floods, the Lockyer Valley community is well educated and acutely aware of flood behaviour, historical inundation, damages and extent. To this end, the community made it clear through conversations and in submissions, that the Flood hazard overlay did not meet their expectations. Other areas of the Scheme that raised concerns included the Scenic landscape overlay, Minimum lot size overlay, various zonings and tourism uses.

Council made a clear statement to the community that consultation of the Draft Planning Scheme was a genuine consultation where their feedback was wanted. A common analogy used throughout consultation was:

“Council has written a book. The community is the Editor.

It is important the community give us their feedback so we can then make those edits”.

Council received feedback and has given genuine consideration to how the Scheme is edited in response to the 315 submissions received. As a result, Council is proceeding the Scheme to endorsement without the Flood hazard overlay, preferring to undertake more work to ensure the overlay is accurate and responds to community feedback.

With over 1000 engagements and individually tailored responses to submissions, the community consultation of the Draft Lockyer Valley Planning Scheme has been a highly successful activity and one to benchmark for the future.

Purpose



This report, together with the Submissions Report, has been prepared by Lockyer Valley Regional Council in accordance with the Minister's Guidelines and Rules (MGR), under the *Planning Act 2016* (the Act). The purpose of this report is to:

1. Summarise the activities and outcomes of public consultation of the Draft Lockyer Valley Planning Scheme undertaken in 2023;
2. Outline the matters raised in submissions for the Draft Lockyer Valley Planning Scheme; and
3. Provide information about the proposed changes to the Draft Planning Scheme made in response to submissions.
4. These reports will form part of Council's submission to the Minister for State Development, Manufacturing, Infrastructure and Planning seeking approval to adopt the Draft Planning Scheme.

Public Consultation

At its Ordinary Meeting on 19 July 2023, Council resolved to undertake public consultation of the Draft Lockyer Valley Planning Scheme and Planning Scheme Policies. The consultation ran for an extended period of 45 business days between:

2 August 2023 and 6 October 2023

Slightly longer than the 40 business days required by the *Planning Act 2016*, the consultation period included 2 public holidays.

Additional consultation on the remaining four Planning Scheme Policies has taken place between 20 November and 20 December 2023.

Council committed to a genuine consultation process in receiving and considering the community's feedback. Council provided a range of consultation activities to ensure the whole community was aware of the draft Scheme and had an opportunity to review the Scheme and have their say. Consultation activities ranged from one-on-one meetings, to shopping centre pop-ups, focus group sessions, print and social media. The consultation process remained dynamic to enable Council to provide additional activities or locations as the need was identified.

Council's commitment to a thorough and genuine consultation process included the following actions:

- Focus group sessions
- Drop-in consultation sessions
- One-on-One meetings with a planner
- Pop-up events
- Online platforms
- Planning scheme logo
- Print collateral
- Styled field kit – marquee, banners, tables, tablets
- Print media
- Social media
- Radio and Television

The infographic is titled 'Draft Planning Scheme CONSULTATION HIGHLIGHTS' and is presented as a page from 'THE LOCKYER AND SOMERSET INDEPENDENT' dated 'OCTOBER 11, 2023'. It features a blue and white color scheme with icons and statistics. Key statistics include: 23 Executive reviews, 1015 Forms completed, >750 Submissions received, 198 Meetings with a planner, and 95 Locations. The 'NEXT STEPS' section outlines: Council will review and address all submissions and prepare a report outlining how each submission has been dealt with; Based on feedback and other factors, Council may make amendments to the Draft Lockyer Valley Planning Scheme; Following the submission report, Council will write to the community detailing the outcome of community consultation and require approval to adopt the new Planning Scheme; and Council remains committed to moving forward with a new planning scheme for the whole region, which will ensure a consistent approach to how we plan and require development across the region. Contact information at the bottom includes email (mailto:mailbox@linc.qld.gov.au), phone (1300 005 871), and website (www.lockyervalley.qld.gov.au).

The Draft Planning Scheme is like a book, and you are the editors

CONSULTATION for Lockyer Valley Regional Council's (LVRC) Draft Planning Scheme is well underway following several pop-up sessions across the region.

In council's ordinary meeting on Wednesday August 16, Community and Regional Prosperity group manager Amanda Pugh said LVRC was entering week three of its engagement strategy, with five properly made submissions to council.

"To date [August 16], we've received five properly made submissions and those are currently being reviewed at the moment, and we will undertake an ongoing review as those submissions are received," she said.

"We've held sessions at Gatton, Laidley, Withcott and Forest Hill and had over 75 people attend those various events.

"Last night [Tuesday

August 15] we held a very successful industry focus group where we had 35 people in attendance."

LVRC received 20 responses to a bulk email sent to all home-owners and has booked more than 60 one-on-one meetings.

"I commend the community on their engagement with the scheme and the feedback they have provided," Ms Pugh said.

Ms Pugh said one of the struggles of planners was 'trying to take the planning out of planning'.

"The planning scheme is like a book and the community is like the editor of that book, and it's important the community give us their feedback so then we can make those edits to the book," she said.

"Some edits we can accept, some we can't, but it's important we have that feedback."

JACOB HAYDEN

Media

Newspapers

Commencement of the public consultation phase of the Draft Lockyer Valley Planning Scheme was noted with a pre-consultation media release on 20 July 2023. This was followed by the mandatory Public Notice in each local newspaper on Wednesday 2 August 2023. Each week Council featured an advertisement of the activities and location of consultation activities for the coming week/s, including a QR code to access the consultation schedule and Draft Planning Scheme online.

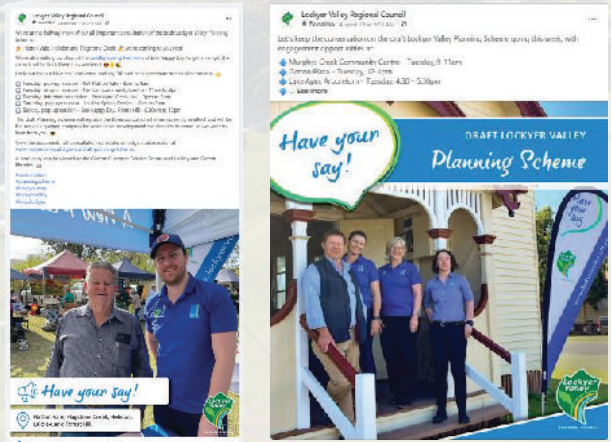


Radio

On Tuesday 19 September, Cr Rick Vela spoke on ABC's Southern Qld Breakfast show in response to community concerns regarding the Flood hazard overlay, use of Limited development zone and general planning scheme consultation update.

Social Media

Council utilised its social media presence across three platforms to increase the awareness of the Draft Planning Scheme consultation process and to provide timely updates on the consultation activities. In comparison to Council's normal social media activities, posts relating to the Draft Planning Scheme received a high level of engagement. Social media was utilised to direct 'traffic' to the Council's website and online Scheme portal.



Online

Website

Council's LVRC website contained a special page dedicated to the Draft Lockyer Valley Planning Scheme. All print and social media provided a link back to the website as it was the host location for the following information and portals:

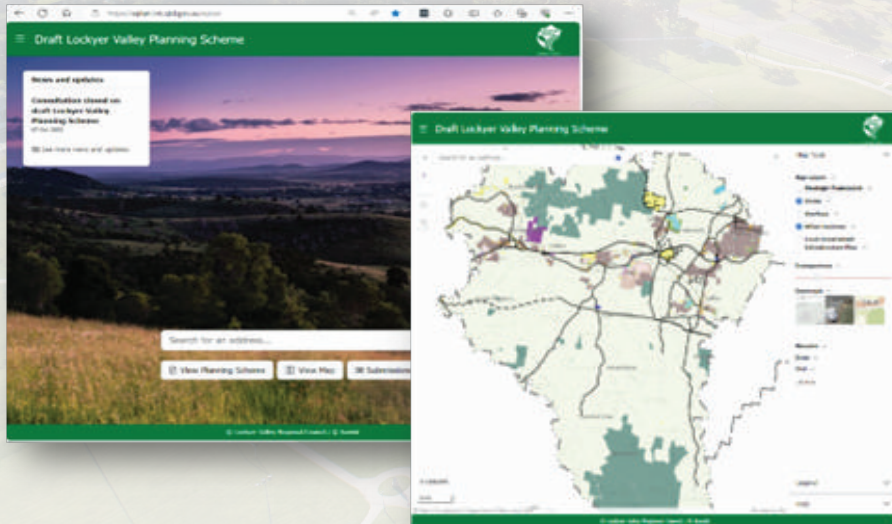
- Draft Planning Scheme and Planning scheme policies portal (IsoPlan)
- Draft Planning Scheme and Planning scheme policies (PDF)
- Collateral
 - Zone cards
 - Information sheets
- Public notices
- Consultation schedule
- Bookable platform
- Supporting documents and studies
- Frequently Asked Questions (FAQ)

11,169
hits to draft
planning scheme
page

1/8/23 - 7/10/2023

4,649
individual users of
the webpage

1/8/23 - 7/10/2023



IsoPlan

The online interactive planning scheme and mapping tool was used extensively for enquiries. The mapping tool showed the proposed zones, precincts and overlays that applied to land under the Draft Planning Scheme, and users could enquire about a parcel of land by searching a street address or lot and plan description and download a property report or relevant parts of the draft Planning Scheme.

Written correspondence and Information

> 800
Adverse change
letters (zone)

> 17,000
Consultation
advice letters



Notification

It was a direction of Council to ensure all residents and landholders in the Lockyer Valley were aware of the Planning Scheme consultation. To satisfy that requirement, and in addition to the extensive print, media and engagement activities, Council wrote to or emailed every property owner detailing the planning scheme consultation activities and inviting them to have their say. Where the Draft Planning Scheme proposed to change a property's zone, considered an adverse change, Council wrote to the affected property owner detailing the change of zone and reason for the change.

Information sheets

Council prepared information sheets and zone cards that were available in hard copy at both Council customer service centres, libraries, all consultation events and online.

Information Sheets	Zone Cards	
✓ A new planning scheme for the region	Community Facilities	Major Centre
✓ Tables of Assessment	Conservation	Mixed Use
✓ Development Codes	Emerging Communities	Open Space
✓ Zones and Precincts	Industry	Principle Centre
✓ Overlay Mapping	Limited Development	Rural
✓ Flood	Local Centre	Rural Residential
✓ Biodiversity	Low Density Residential	Sport and Recreation
✓ Bushfire Hazard	Low-Medium Density Residential	Township
✓ How to have your say		

Customer Service Centre displays

Hard copy displays of the draft Planning Scheme and information sheets were provided at Council's customer service centres and libraries during the consultation period.

In-person consultation

Council's dedication to thorough, accessible and genuine consultation resulted in Council officers traversing the region during the 10-week program to attend numerous pop-up, drop-in, focus group and one-on-one consultation activities.

	Drop In	Pop Up	Focus Group	Events	One-on-One
Week 1	Laidley Library	Laidley Library Park			7
Week 2	Gatton Library Laidley Library Withcott Sports Centre				29
Week 3		Withcott Shops Forest Hill Park	Development Industry Real Estate Industry Environment Industry		25
Week 4	Forest Hill School of Arts	Porters Hotel Plainland Grantham Estate Park Bunnings Plainland	Laidley 'Future Residential'		26
Week 5	Murphys Creek Community Centre	Lake Apex Arboretum Gatton Plaza		Mulgowie Markets	33
Week 6	Helidon Community Centre	Hatton Vale IGA	Stockyard Creek – Environment Focus	Laidley Spring Festival Forest Hill Bee Happy Day	17
Week 7	Withcott Sports Centre Grantham Butter Factory			Gatton Park Run	17
Week 8	Gatton Cultural Centre Junction View Hall	Fairways Park Schultes Plainland			14
Week 9	Gatton Shire Hall				13
Week 10					17



One-on-One meetings with a planner

A dedicated space for in-person, one-on-one meetings in the Gatton office was provided. To ensure equitable engagement and consultation at a time that best suited the community, phone and online TEAMS meetings were also provided, including outside standard business hours.

The community was able to self-manage their appointment times by using the online Bookable platform and accessing a calendar of available appointment times. The one-on-one sessions allowed community members to speak in depth with planning officers about the Draft Planning Scheme and seek advice on preparing a 'properly-made submission'.

One-on-one meetings usually involved two members of the public.

Focus groups

Council identified special interest groups and stakeholders and invited them to a curated information and discussion session at the Lockyer Valley Cultural Centre at a prearranged time.

- a. Tuesday, 15 August 2023 - Development Industry
- b. Wednesday, 16 August 2023 - Real estates and Chamber of Commerce
- c. Thursday, 17 August 2023 - Environmental groups and stakeholders

The sessions highlighted specific elements of the Scheme that were of interest to the stakeholder groups and demonstrated how the draft Scheme aimed to balance support for industry, development and growth with State interests and the natural environment.

The focus group sessions were well attended and resulted in on-going individual engagement.

198
One-on-One
meetings with a
Planner



Drop-in sessions

Less formal than a pre-arranged one-one-one meeting, drop-in sessions were provided at community halls and venues across the region for four hour periods.

Drop-in sessions were well attended and were flexible in the delivery of information from individual conversations to group discussions and town-hall type delivery. Each session was an unknown quantity with officers prepared for a variety of conversations and delivery types.

Often attendees of the drop-in sessions would tell Council how they knew about the session and that they'd encouraged their friends and neighbours to attend.



12
Drop-in
sessions
10
locations



1015
people
engaged in
consultation
activities

Pop-up consultations

Whilst pre-advertised, pop-up sessions were intended to be casual / by-chance engagements.

Officers provided a range of collateral and utilised maps and the online platform (tablet) to engage, have meaningful conversations, advise property owners on preparing properly made submissions.



11
Pop-up
consultations
11
locations

Outcomes of consultation

Council received submissions through all available channels. The online portal, the dedicated email address, in hard copy via mail, and in person. The first submission was received on 4 August 2023 with the majority of submissions (180) lodged in the final week of consultation.

Matters raised through consultation and submissions

Throughout the consultation period, a number of issues were raised that were key to the community and for Council to consider.

The issues were predominately:

- Flood hazard overlay - map and methodology
- Rural residential minimum lot size - use of No Further Subdivision and lot size precincts
- Subdivision in a Rural Zone - how the SEQ Regional Plan continues to regulate subdivision
- Tourism uses - this type of development being too restricted
- Scenic landscape overlay - width of corridors, lookouts and routes
- Steep land overlay - general disagreement with slope designation

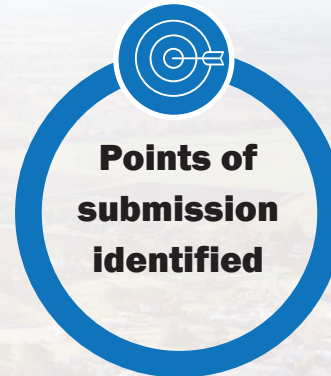
In considering each submission, Council tailored a response to each submitter. Whilst many submissions duplicated specific issues, each was nuanced and warranted an individual approach. As a result of consultation and consideration of submissions, Council has updated or edited many parts of the Scheme and associated overlays and will undertake further work on the Flood hazard overlay, to ensure the overlay is accurate and responds to the State Interest, community expectations and Council's obligation to enable responsible and resilient development.



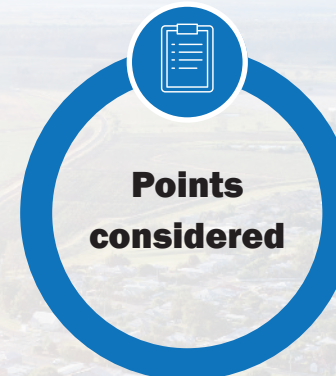
Submission receipt and review process



Grounds of submission identified and categorised



Analysis undertaken to determine appropriate improvements to the Draft Scheme



Submission points considered and workshopped with Councillors and staff and changes made to the Draft Planning Scheme



Individual and tailored submission responses prepared

What is a significantly different change

Under the MGR, a local government may make changes to a proposed planning instrument after public consultation.

In accordance with Schedule 2 of the MGR, when determining whether a proposed change to the original is significantly different, the local government must consider the change in terms of its intent, extent and effect on land use outcomes and assessment requirements on individuals. In addition, the local government must also consider if the proposed change has affected or altered any of the following:

- a. a material planning issue, such as a policy position;
- b. a significant proportion of the area or landowners covered by the proposed planning instrument;
- c. a matter which is of public interest;
- d. levels of assessment;
- e. the proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation; or
- f. any other matter the local government considers relevant.

Council is satisfied that having removed the Flood hazard overlay at this time, the revised Draft Planning Scheme is not significantly different to the version that underwent consultation.

Council is committed to progressing the development and consultation of a new Flood hazard overlay over the next six months.



Next Steps

The preparation of the Draft Planning Scheme has involved significant consultation and following Council's endorsement, the final Draft Planning Scheme will be submitted to the Minister for State Development, Manufacturing, Infrastructure and Planning for final review and approval to adopt.

The process for finalising the Lockyer Valley Planning Scheme and Planning Scheme Policies is illustrated below:

1. Council endorses responses to submissions and any changes made to the Draft Planning Scheme, and requests Minister's approval to adopt the new scheme;
2. Minister provides approval to adopt the Planning Scheme, which may be subject to conditions;
3. Council adopts the draft Planning Scheme and Planning Scheme Policies and proposes a commencement date.



Conclusion

The consultation methods and activities facilitated genuine opportunities for all members of the community to contribute to the Draft Planning Scheme as part of an open and transparent process. A wide range of community engagement strategies were used to enable as many people as possible to have their say. The review of submissions has resulted in a number of changes to the Draft Planning Scheme, and it is Council's intention to request the Minister's approval to adopt the new Lockyer Valley Planning Scheme.



Appendices

1. Copy of notices
2. Analysis and response to submissions – Public consultation 2 August 2023 to 6 October 2023



REGIONAL COUNCIL