



The Draft Lockyer Valley Planning Scheme has been developed by Lockyer Valley Regional Council in accordance with the Planning Act 2016.

During the consultation period, any person may make a submission on any element or matter of the Draft Planning Scheme.

For your submission to be considered by Council, it must be a 'properly made submission,' which is defined in Schedule 2 of the *Planning Act 2016* as follows:

- Full Name/s (of all submitters)
- Address (where you currently reside or business address)
- Must be signed unless being made electronically
- Contact Details (phone number and/or email address)
- Supporting Information about your submission with details and facts (correct addresses, related images, related reports, etc.)
- If making a hard copy submission, it **must** be signed and **received** by Council before **4.30pm on Friday, 6 October 2023.**
- If making an electronic submission, it **must** be submitted **before midnight on Friday, 6 October 2023.**

Once a submission is made, Council will publish a report on the submissions made and how each has been addressed. The report will be published on Council's website.

HOW TO MAKE A SUBMISSION

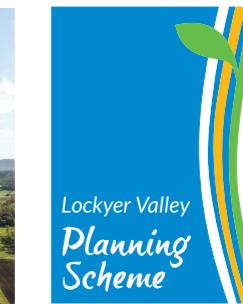
Submissions can be lodged a number of ways:

- 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 a hard copy to:

**The Chief Executive Officer
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 along with more information in relation to the Draft Lockyer Valley Planning Scheme by visiting www.lockyervalley.qld.gov.au/draft-planning-scheme.

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



Tuesday, 1 August 2023

Property ID:

Addressee

Address

Address

LOCALITY STATE POSTCODE

Dear Landholder

INVITATION TO CONTRIBUTE TO THE DRAFT LOCKYER VALLEY PLANNING SCHEME

Council invites you to 'have your say' on the Draft Planning Scheme for the Lockyer Valley region. Consultation will be open from 2 August to 6 October 2023.

We know many people have decided to make our region their new home. Accommodating growth of new residents and businesses can be challenging. It's vital that we balance residential growth with the natural environment, our growing economic base and resilience to natural hazards to keep the lifestyle we enjoy. It is the aim of the draft Lockyer Valley Planning Scheme to set the vision for our region and to manage growth and development in a positive and sustainable manner.

HOW DOES THE NEW DRAFT PLANNING SCHEME AFFECT YOU?

As the first Planning Scheme for the whole region, the new scheme will replace the current Laidley Shire Planning Scheme 2003, Gatton Shire Planning Scheme 2007, Grantham Reconstruction Area Development Scheme 2011 and Temporary Local Planning Instrument 2022 Flood Regulation.

When zoning land, Council is required to use a suite of zone categories which have been approved by the State Government. Where possible, the zoning of land under the draft Planning Scheme reflects the current zoning. As an example, a property may be zoned Park Residential under the Gatton Shire Planning Scheme. Under the Draft Planning Scheme this land is likely to be included in the Rural Residential zone. In other areas like Laidley township, land currently in the Business zone is proposed to be the Local Centre zone.

However, in some cases the zoning of land under the Draft Planning Scheme differs significantly to its current zoning. This occurs in circumstances where land has been developed, or approved for development, and the zoning under the Draft Planning Scheme reflects that development. In other cases, land has been rezoned to reflect the land's exposure to natural hazards such as extreme flooding and slope.

It is recommended that you check the proposed zoning of your land under the Draft Planning Scheme and contact Council officers if you have any concerns.

Growth and Policy

1300 005 872 | mailbox@lvrc.qld.gov.au

26 Railway Street (PO Box 82) Gatton Qld 4343



Have your say!

CATEGORY	GATTON PLANNING SCHEME/ GRANTHAM RECONSTRUCTION AREA SCHEME	LAIDLEY PLANNING SCHEME	DRAFT PLANNING SCHEME
CENTRES	Commercial Village Local Centre	Business Village	Principal Centre Local Centre Major Centre
COMMUNITY	Community Facilities Community Purposes	Open space and Reserves Community Purpose	Community Facilities
ENVIRONMENT			Conservation
INDUSTRY	Industry Commercial Low Impact Industry	Industrial	Industry Special Industry
LIMITED DEVELOPMENT	Limited Development		Limited Development
OTHER	Emerging Communities		Emerging Communities Mixed use Township
RECREATION	Open Space and Recreation Recreation and open space	Open space and Reserves	Sport and Recreation Open Space
RESIDENTIAL	Urban Residential Residential Living	Urban Residential Residential Expansion	Low Density Residential Low-Medium Residential
RURAL	Rural Agricultural Rural General Rural Uplands Rural	Rural Landscape Rural Agricultural Land Rural Upland	Rural
RURAL RESIDENTIAL	Rural Residential Park Residential	Rural Residential	Rural Residential



HAVING YOUR SAY ON THE DRAFT PLANNING SCHEME

We would love to hear your thoughts on the Draft Planning Scheme. It is important to recognise that the Planning Scheme is a draft only and is yet to be endorsed by Council. Now is the time for you to have your say and provide input into this important document.

There are numerous ways you can be involved and have your say on the Draft Planning Scheme, including one-on-one sessions with a town planner, drop-in-sessions at key locations and at the many pop-ups across the region. Details on consultation opportunities can be found on Council's website www.lockyervalley.qld.gov.au/draft-planning-scheme. The website also has other relevant information including information sheets and frequently asked questions.

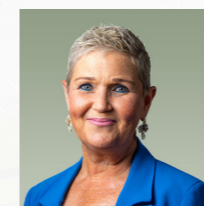
Submissions are encouraged and will help shape the final document. Submissions may be in relation to any aspect of the Draft Planning Scheme, whether in support or objection, or suggesting a change. You can lodge a submission by:

- entering the information through Council's online Planning Scheme Portal; or
- sending an email to: planningscheme@lvrc.qld.gov.au; or
- delivering in person to one of Council's Customer Contact Centres; or
- writing a letter and posting it to:

**The Chief Executive Officer
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343**

There are basic requirements to ensure your submission meets the criteria to be considered 'properly made', such as making sure it is received by Council by 6 October 2023. Refer to the 'how to make a submission' information shown overleaf. Council looks forward to your contribution to our draft new planning scheme.

Kind regards



Cr Tanya Milligan

Mayor,
Lockyer Valley Regional Council



Ian Church

Chief Executive Officer
Lockyer Valley Regional Council

The Draft Planning Scheme also includes overlays to inform development impacts on local and State interests like the environment, infrastructure or flooding. Our region has experienced several major flood events in recent years and it's crucial that we ensure new development recognises this risk. There are some areas of our region where the flood risk is extreme, and new development should not be allowed given the risk to life and property. Land that has been identified as being at extreme flood risk is proposed to be included in the Limited development zone.

Generally, a planning scheme will only impact you when you are looking to do something with your property, e.g. subdividing your land, extending your business or changing

the use of the land. Given this is a new scheme for our region, we are writing to all landowners and encouraging them to review the Draft Planning Scheme to see how it may affect their property, the community and the region at large.

Council has launched an online version of the Draft Planning Scheme to make it easier for you to search for your property and download a property report. You will also be able to compare your current zone to the proposed draft zone. You can access that information online at www.lockyervalley.qld.gov.au/draft-planning-scheme