

Proposed Amendment to Balonne Planning Scheme



FREQUENTLY ASKED QUESTIONS

What is a planning scheme?

A planning scheme is a legal document prepared by local councils to guide and regulate land use, development, and building activities within the local government area. The planning scheme sets out the overall vision, goals, and policies for the future development of the area, as well as specific rules and regulations that govern various aspects of land use and development.

Key components of a planning scheme include:

Zoning: The planning scheme divides the local government area into different zones such as residential, centre, industrial, rural, etc. Each zone has specific rules and guidelines that dictate the types of activities, land uses, and development that are permitted or restricted within that zone.

Codes: These codes provide detailed guidelines for various aspects of development, including building design, setbacks, heights, landscaping, parking, and more. They ensure that new developments align with the desired character and standards of the area.

Overlay Maps: Overlay maps are used to identify specific features or constraints on the land, such as flood-prone areas and bushfire-prone areas. These overlays impose additional requirements or limitations on development to protect sensitive areas.

The *Planning Act 2016* governs the preparation and administration of planning schemes in Queensland. Planning schemes play a crucial role in managing urban growth, preserving natural and cultural heritage, promoting sustainable development, and maintaining the overall quality of life within a local government area. They provide a framework for decision-making by local governments and other authorities when considering development applications and land use changes.

Planning schemes are developed with input from the community, stakeholders, and other government agencies. Public consultation is an important part of the planning process to ensure that the planning scheme reflects the needs and aspirations of the local community.

Planning schemes can be updated and amended over time to reflect changing circumstances, new policies, and evolving community priorities.

Why is Council proposing a Major Amendment to its planning scheme?

Council is proposing to make a major amendment to its planning scheme to achieve the following key objectives:

- 1. Facilitating Growth:** The amendment aims to support growth in commercial, industrial, residential, and rural sectors within the shire, encouraging a prosperous economy and diverse opportunities.
- 2. Enhancing Development Outcomes:** By refining planning regulations, the Council seeks to create a more attractive and liveable environment, improving overall community well-being through better infrastructure and design.
- 3. Addressing Improvements:** The amendment incorporates identified improvements since the planning scheme came into effect in 2019, adapting to changing circumstances and emerging challenges.
- 4. Improving Interpretation and Implementation:** Clearer language, updated guidelines, and streamlined processes enhance the practicality of the planning scheme, ensuring effective decision-making and transparency.

What type of development does the planning scheme regulate?

A planning scheme applies to development activities such as:

- establishing a new use or increasing the scale of an existing use (e.g. opening a new shop, extending an existing industrial building)
- subdividing land or changing property boundaries
- carrying out certain building work (e.g. altering, moving or demolishing a heritage place)
- engineering or landscaping works
- excavation and filling
- advertising signage

How does the planning scheme affect me?

For most people, the planning scheme will have little to no impact because it only applies to new development. This means it only affects you if you are undertaking development activities, including building, extending or changing an existing land use, subdividing or undertaking earthworks on your property.

The planning scheme does not affect existing development, development that has been lawfully established or development that already has a current approval, but has not commenced.

Will the proposed amendments affect existing development approvals?

The proposed amendment does not affect existing development approvals and approved plans of development.

Where can I look at the planning scheme?

The proposed Major Amendment to the planning scheme can be viewed on Council's website at www.balonne.qld.gov.au.

During the public consultation period (4 September 2023 to 2 October 2023) copies of the planning scheme (including the proposed amendments) will be available for viewing at Council's Administration Centre in St George and town libraries located in Bollon, Dirranbandi (RTC), Mungindi (RTC), Hebel and Thallon.

How do I give feedback on the Proposed Amendment?

All members of the public are welcome to review the Proposed Amendment and make a submission to Council during the public consultation period. The public consultation period will be open for 20 business days from 4 September 2023 to 2 October 2023.

Written submissions can be made about any aspect of the proposed amendment, however, in order to be accepted, the submission must be a properly made submission. Submissions can be mailed, emailed or hand-delivered to Council at its Administration Centre in St George. Please see below for contact details.

How do I make a "Properly Made Submission"?

In order to be considered a properly made submission, the submission must:

- Be in writing and, unless the submission is made electronically (by email), the submission must be signed by each person who made the submission;
- Be received during the public consultation period (Submissions must be received by Council no later than **5.00pm, 2 October 2023**;
- State the name and residential/business address of each person who made the submission;
- State the grounds of the submission and the facts and circumstances relied on to support the grounds; and
- Be addressed to the Chief Executive Officer, Balonne Shire Council.

Making a Submission – Hints and Tips

- Use the submission form that is available on the Balonne Shire Council website or at Council's Customer Service Centres and libraries.
- Include an address if referring to a specific property. Both the street address and lot on plan description for your property (e.g. Lot 1 on SP345678) can be found on your rates notice.
- For each section of the planning scheme you wish to comment on, consider using the headings in the document then set out the issue you have, the information and examples grounding that concern and any alternatives you wish to suggest.
- Refer to the contents page to identify the relevant sections of the planning scheme (such as the Strategic framework, levels of assessment, development codes, zones and overlays)
- To assist Council in understanding your views include evidence, documentation, photographs and maps to assist in justifying specific points in the submission.

- The submission should be easy to read, using dot points, short sentences and plain English. Ensure your name and contact details are clear.
- A submission may object to any part of the planning scheme and/or support any part of the planning scheme.

What are the next steps?

After the public consultation period closes on 2 October 2023, each submission will be considered by Council prior to submitting the amended planning scheme to the State Government for review and approval.

CONTACT US

To speak with one of Council's town planning officers, please phone the Balonne Shire Administration Centre on (07) 4620 8888.

You can also drop in to one of Council's public consultation sessions that will be held in each of the region's major centres during the public consultation period. Keep an eye out on Council's website, Facebook and local news for dates and times of sessions in your local area.

MAIL

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WEB

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