

Lockyer Valley Regional Council



Planning Scheme Preparation

Submission for
Consultancy Brief

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Figure 1 Lockyer Valley Regional Council Locality Plan

1. Introduction

Purpose of the Work

The Lockyer Valley Regional Council (Council) is seeking consultant assistance with the preparation of its Planning Scheme.

Subsequent to the amalgamation of the Gatton and Laidley Shire Councils on the 14th March 2008 council has relied on two planning schemes to regulate land use development in the regional council area. These planning schemes are the existing Gatton Shire Planning Scheme, for the former Gatton Shire area, and the existing Laidley Shire Planning Scheme, for the former Laidley Shire area.

The Gatton Shire Planning Scheme comprises a Strategic Framework, Planning Scheme Provisions, Planning Scheme Maps and Planning Scheme Policies. The scheme was gazetted on 1st July 2007. The Laidley Shire Planning Scheme also comprises a Strategic Framework, Planning Scheme provisions, Planning Scheme Maps and Planning Scheme Policies. The scheme was gazetted on the 28th March 2003. The format of the two planning schemes is based primarily on the template provided by, at the time, the Department of Local Government and Planning.

South East Queensland in general and the Lockyer Valley Regional Council area in particular is facing new economic challenges, a greater diversity of community needs and growing pressures on the natural environment. These factors, together with the need to provide additional physical and social infrastructure whilst maintaining and upgrading existing infrastructure, are some of the matters which will be addressed during the preparation phase of the new planning scheme.

Lockyer Valley Regional Council Local and Regional Planning Context

The Lockyer Valley Regional Council covers an area of 2270km² and is situated in the Lockyer and Laidley Valleys of South East Queensland, approximately 100 kilometres west of Brisbane. The council area has an estimated resident population as at 30th June 2007 of 32,777 persons (PIFU Department of Infrastructure and Planning).

The council area is bounded by the City of Ipswich and the regional councils of the Southern Downs, Scenic Rim, Toowoomba and Somerset (FIGURE1). In the draft South East Queensland Plan

Gatton is identified as a Principal Rural Activity Centre whilst Laidley is identified as a Major Rural Activity Centre.

The urban footprint in the council area covers the towns of Gatton, Laidley, Forest Hill and Helidon as well as the Withcott and Plainland areas. The remaining areas are either Rural Living Areas or Regional Landscape and Rural Production Areas

The regional council area is characterised by fertile alluvial plains, undulating lowlands and steep, deeply dissected hills and mountains of the Great Dividing Range. The range forms part of the council's western boundary. Approximately 55.28% of the council area is covered with native vegetation. The fertile alluvial flats follow the flood plains of the Lockyer, Laidley and Sandy Creek systems and their tributaries.

Further south, the flood plains associated with the drainage paths are comparatively flat and fertile but the land adjacent to these areas becomes increasingly steep towards the headwaters of the watercourses. In this area of the regional council there are extensive areas identified as having very high ecological significance. Scenic amenity, landslip, erosion, bushfire, flooding and dryland salinity are identified constraints and any development needs to ensure that the environmental values in the area remain protected.

Council emphasises the need to preserve the quality of the environment and lifestyle attributes of the Council area. Council's Corporate and Operational Plans aim to provide a range of services through effective leadership, policies and community representation and to plan for a progressive regional council providing an affordable well-planned quality lifestyle in a rural setting. Council's mission statement supports this view in that Council proposes the area to be "The Region of Choice for vibrant rural living"

Work to Date

Council has commenced work on the preparation of the planning scheme, and in the near future will establish a chain of communication with officers from the Department of Infrastructure and Planning and other relevant State Agencies

A central element in the planning process will be to establish working partnerships between Council, the community and sector groups including the development industry. This approach will provide a forum for information gathering and sharing, and will give opportunities for the community to be meaningful participants in the planning process and will provide the opportunity for residents in the council region to obtain a greater understanding of the plan making process under the *Integrated Planning Act 1997* and the Draft Queensland Planning Provisions (QPP).

As part of this process, a Statement of Proposals will be prepared and publically notified in accordance with the regulatory provisions of *Schedule 1* of the *Integrated Planning Act*. The Statement of Proposals and accompanying Issues Paper will identify and address the matters raised through a series of community meetings/workshops which will be held throughout the council region and also by state agencies.

2. Scope of Work

Project Outcomes

The project is to carry out a comprehensive review of the existing planning schemes along with the addition of appropriate new elements to ensure the new scheme is compliant with the draft (QPP) and IPA and addresses current and emerging community issues.

It should be recognised this project will involve a full rewrite of the planning scheme. The new planning scheme shall comply with the legislative provisions of the draft (QPP) and IPA. Consideration of the existing planning schemes, planning scheme studies and associated documents, to identify strengths and weaknesses in the existing planning schemes, will form a major part of this process.

In addition the project outcomes will include a series of planning scheme maps including but not limited to zoning maps, precinct maps and overlays.

At the completion of the draft planning scheme relevant documentation suitable for a formal state interest review is required, including:

- Six bound copies of the draft planning scheme;
- One unbound copy of the draft planning scheme; and
- One electronic copy (with text in 'Word' Version 7.0 format)

The electronic version of the mapping is to be provided in a format suitable for incorporation in Council's GIS (MapInfo software).

At the completion of the project:

- 7 bound certified copies of the planning scheme

- 3 bound and 1 unbound copy of the planning scheme
- One electronic copy (with text in 'Word' Version 7.0 format)

The electronic version of the mapping is to be provided in a format suitable for incorporation in Council's GIS (MapInfo software).

Council's General Project Requirements

The work is intended to review and build upon the outcomes of the submissions made in response to the public notification of the Statements of Proposals and other submissions received from the community, state agencies and the development Industry.

It is expected that the consultant will work with Council to develop a preferred overall structure for the preparation of the new planning scheme. This will be a 'working' structure that is subject to refinement as the various components of the scheme are formulated during the course of the project.

During the first three months of the schemes preparation it is anticipated that Councils Planning Infrastructure Technical Services Committee will meet with Council Officers and Consultants on a fortnightly basis, following which the meetings will be held on a monthly basis or as requested by Council.

In addition, the consultants will attend a number of community meetings, out of business hours, as part of the community consultation requirements. It is anticipated these meetings will be held in Gatton, Laidley and Withcott.

The consultant will be also required to be involved in state agency liaison during the preparation of the scheme and prior to final presentation of the draft new scheme to Council.

The review of the Strategic Framework provisions in both planning schemes needs to consider:

- whether the role, format and content of the Desired Environmental Outcomes (DEOs) best suit a new IPA planning scheme for the council or whether new DEOs should be formulated,
- how best to present the planning scheme overlays graphically, and

- the current sets of definitions will be reviewed and updated including some expansion in accordance with the draft (QPP) and IPA, and
- Rural precinct planning

The two schemes have a number of zones/areas of classification each with statements of intent. The review phase of the planning scheme preparation needs to assess the best way for the council area to be divided geographically having regard to the new planning scheme's implementation requirements and the draft (QPP) and IPA.

Particular Project Requirements

The work will have to take into account:-

- that the scheme has to comply with the legislative requirements of the draft (QPP) and IPA in relation to standard zonings across the State, and
- a review of the regional council's Rural Residential areas in order to address and rationalise the amount of Rural Residential land available, and
- a review of the regional council's Urban Residential areas in order to address and rationalise the amount of Urban Residential and Industrial land available.
- Review of commercial floorspace/industrial areas and services currently available in Gatton, Laidley and other identified commercial/Industrial areas and projected demands.

Most of the development requirements are presented in performance format with acceptable solutions in the codes. The format and scope of these codes and other requirements should be reviewed having regards to:

- IPA compliance,
- consistency,
- user-friendliness, and
- current best practice.

Additional provisions may need to be investigated and included in relation to such issues as:

- integrated catchment management including bushfire, biodiversity, steep and unstable land,
- cultural heritage,
- energy efficiency,
- crime prevention,
- incorporation of previously adopted amendments,
- lighting,
- development of the escarpment, and
- streetscape works (review and incorporated).

Other significant issues of concern include:

- subdivision and allotment sizes,
- amount of urban land in the urban footprint,
- amount and location of Industrial land and
- vegetation and bushfire risk management

The preparation of a Priority Infrastructure Plan is currently being undertaken by Integran Infrastructure Management, once completed the plan will need to be compatible with the new planning scheme.

The Council is proposing to have a flood study for the Lockyer Creek prepared under a separate contract.

Additional studies relating to the Planning Scheme would need to include an Industrial land use and needs strategy/study and a Commercial centre hierarchy land use and needs study.

The scope and content of the planning scheme policies supporting the scheme will need to be reviewed and any necessary changes made to the existing policies.

3. Project Resources and Schedule

Available Information

The following relevant existing documents and studies will be made available to the consultant:

- the existing planning schemes and their supporting policies,
- the planning scheme's supporting information,
- Council's Corporate Plan,
- Council's local laws,
- All previously undertaken studies and/or reports in Council's keeping

Steering Group

The project will be overseen by a Steering Group consisting of:

Cr. Dave Neuendorf
Portfolio of Planning, Building and Environment

David Kay
Director Planning, Building and Environment

Tracy Ryan
Manager, Planning and Development, Lockyer Valley Regional Council

Doug Smith
Strategic Planner, Lockyer Valley Regional Council

Daniel Wagner
Project Planner, DIP

The steering group will report to the Technical Services Infrastructure and Planning Committee

The consultant will be expected to liaise closely with this group and the committee and will provide regular reports as the scheme preparation progresses through the legislative steps.

Timing

Work on the project would commence as soon as possible following the acceptance of the successful tender, and is expected to be completed within two years. It is expected that the successful consultant will be appointed within two months of the tenders closing.

Terms of Engagement

The project will be undertaken in accordance with Terms of Engagement mutually agreed between Council and the successful consultant.

4. Submissions

What to Submit

Submissions in response to this brief should include details of the following:

- Relevant experience of the organisation.
- An understanding of the project requirements.
- The methodology to be used to meet the project requirements
- The personnel who will carry out the work.
- A flow chart showing a realistic timetable for undertaking the project.
- An estimated fee breakdown for the major components of the work. (Schedule of Work).
- A progress payment schedule, if different from the “Schedule of Work”.
- Project reporting schedule.

Three copies of the Planning Scheme Submission should be lodged in the tender box located in the Administration Centre 26 Railway Street Gatton 4343 no later than 12noon 17th July 2009

How to Get More Information

Prospective tenderers are invited to contact Council's Strategic Planner Mr. Doug Smith on 07 54 620 645 if further information is required or to arrange a viewing of the existing planning schemes documentation or any of the available background materials.

5. Schedule of Work

IPA Section	Breakdown of major components	Anticipated Completion Date	Estimated Fee
Part 1.3 (3)	Statement of Proposals Prepared	Aug 2009	\$
Part 1.7	End of Consideration of Submissions	Nov 2009	\$
Part 1.9(3)	Draft Planning Scheme Prepared including Mapping	Nov 2010	\$
Part 2.11(5)	End of 1 st State Interest Check	Feb 2011	\$
Part 2.18(3)	End of 2 nd State Interest Check	June 2011	\$
Part 3.19 (1)	Planning Scheme Adoption	Sept 2011	\$
Part 3.21	Notice to Chief Executive and Completion of Mapping	Nov 2011	\$
		Total	\$

After engagement a detailed schedule breaking down each of the abovementioned components into sub components will be required to be prepared by the successful consultant. The purpose of the detailed schedule will be to allow monitoring of the schemes preparation and the making of progress payments in accordance with the work completed.

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