

SCRC decision to prepare a new Planning Scheme by 2024 – Possible OSCAR response to review of the existing scheme and to the strategic directions and preliminary drafting principles.

At its Ordinary Meeting on 28 January SCRC considered a Council staff report on the review of the performance of the existing planning scheme, the proposal to prepare a new scheme by 2024, and a proposed community engagement process (including a Community Reference Group and external reference groups on specific areas of scheme content).

See pages 10 to 19 of the OM agenda on that date for details.

Council agreed to prepare a new scheme and will now seek agreement from the state and directions for scheme preparation.

Table 1 on Page 13 describes the key inputs that will determine the strategic policy direction and key planning and development control mechanisms of the scheme.

Some matters will be mandated by the State through the requirements of the Planning Act, the State Planning Policy and Regulation 2017 and the 2017 SEQ Regional Plan. As the latter SEQ Plan will be reviewed sometime between 2022 and 2024, it will affect the timing and content of the new SCRC planning scheme. However, this review plus other Council projects creates an opportunity to influence (and if needs be contest) major matters of local, SC regional and SEQ regional significance – such as the split of forecast population growth between urban consolidation and greenfield development; Climate Change Hazards and Adaptation strategies; retention of the Inter-Urban Break; whether Halls Creek goes ahead; the timing and character of the Beerwah East Major Development Area (and whether it will be declared a State Priority Development Area, which takes planning out of the hands of SCRC); and decisions on key transport infrastructure (such as CAMCOS; the coastal Mass Transit project options; and the Beerwah to Nambour rail upgrade.)

Page 15 outlines preliminary drafting principles (Table 2) and a list of planning direction principles. Page 16 indicates these principles will be reflected in the Strategic Framework /Strategic Plan of the new scheme.

I suggest that OSCAR should focus on Pages 13 to 16 and aim to provide Council with our consensus views on these strategic directions proposals asap as they will largely determine the principal elements of the draft scheme and the finally adopted scheme. We can also highlight what is not included at all or suggest where redefinition/ rewording of principles is required.

In addition I suggest we comment on the proposed community engagement process , including we indicate our willingness to participate in the Community Reference Group and other external specific reference groups.

Finally, the review of the operational performance of the current scheme appears to have been limited to internal staff and key users (i.e. planners and developers). I suggest we make it clear that community groups have not been pleased that the scheme has facilitated numerous unacceptable development applications, forced the community to resort to community protest and P and E Court appeals, and that the scheme inappropriately skews applications to Code Assessment rather than Impact Assessment, which means that the public is denied submission and appeal rights. I suggest we insist that the new scheme not repeat these anti-community outcomes.

Food for thought for Thursdays planning brain dump as Melva puts it!

Regards, Lindsay Holt