

## 4.7

TOWN PLANNING - TOWN PLANNING - TOWN PLANNING - TOWN PLANNING - TOWN PLANNING

We plan and manage the growth of our region, including:

- assessment of new and changed uses against the approved Planning Scheme;
- provision of town planning advice and information to developers and council and assistance for community projects;
- ensuring development compliance;
- development information for the Queensland Government and broader community;
- planning consultancy services to other councils on a fee for service basis.





## 4.7 TOWN PLANNING

### What we do

We strategically plan for the growth of our region including:

- assessment of new and changed uses against the approved Planning Scheme;
- provision of town planning advice and information to developers and council and assistance for community projects;
- ensuring development compliance;
- development information for the Queensland Government and broader community;
- planning consultancy services to other councils on a fee for service basis.

We manage existing and new development, land uses and works to ensure our infrastructure and resources can meet the future needs and expectations of our community.

Council's long term plans to manage and facilitate growth are embedded in our local planning scheme and infrastructure plan. We use these tools to guide and assess development in the region.

In planning for the development of our region, Council is governed by the Queensland Government's *Planning Act 2016* and *Planning Regulation 2017*.



*Aerial view of the outskirts of Roma - where town meets country.*

### Why we do it

We develop and apply a planning scheme to manage future growth and change in the region, ensuring that it continues to be a desirable community for people to live and invest. The planning scheme is a strategic planning document that guides the way land and buildings are used and developed, and sets the standards for new infrastructure to service the region over the next 10+ years.

Proposals for new development are assessed against the planning scheme to ensure that they are compatible with surrounding land uses, they respond appropriately to site constraints, that any impacts can be managed, and that their infrastructure requirements can be met. This process is imperative to preserving the social, economic and environmental qualities of the region and ensuring the long term vision and aspirations of the broader community will not be compromised.

### What we must do

#### Local planning instruments

Maranoa Planning Scheme 2017  
Local Government Infrastructure Plan (LGIP)  
Adopted Infrastructure Charges Resolutions

#### Queensland Government

Local Government Act 2009  
Planning Act 2016  
Planning Regulation 2017  
State Planning Policy  
Development Assessment Rules  
Environmental Protection Act 1994  
Transport Infrastructure Act 1994  
Land Act 1994  
Petroleum Act 1923  
Petroleum and Gas (Production and Safety) Act 2004  
Queensland Development Code

#### Other documents

Capricorn Municipal Development Guidelines.

### Did you know

The new **Maranoa Planning Scheme** came into effect on 29 September 2017. It provides a single planning framework for the Maranoa region, streamlining local planning provisions and reducing assessment requirements. The new scheme supports growth and guides the way land, buildings and structures are used and developed in the Maranoa area, enabling Council to plan for a sustainable future.

The Maranoa Planning Scheme 2017 and the Planning Scheme Policies have replaced the Bendemere Shire Planning Scheme, Booringa Shire Planning Scheme, Bungil Shire Planning Scheme, Roma Town Planning Scheme and Warroo Shire Planning Scheme.



## 4.7 TOWN PLANNING

### Corporate Plan 2018-2023 and Operational Plan 2021/22

Corporate Plan (What we aim to do)	Operational Plan 2021/22
<b>4.7.1</b> Periodically review and update the Maranoa Planning Scheme and local planning policies to address changing community needs and expectations and ensure new development is managed effectively.	Amendments to the planning scheme.
	Review and amend the Local Government Infrastructure Plan (non-statutory review).
	Review the adopted infrastructure charging regime.
	Strategic land use planning to facilitate the expansion of air services and related industries at Roma Airport.
<b>4.7.2</b> Process development applications with assessment and timeframes in accordance with the State Government's Development Assessment Rules, and providing an on-line tracking service.	Annual service.
<b>4.7.3</b> Provide town planning advice and information to developers, other Council departments and the broader community, including: <ul style="list-style-type: none"> <li>• planning and development certificates;</li> <li>• pre-lodgement meetings upon request,</li> <li>• print and online information;</li> <li>• community projects assistance.</li> </ul>	Annual service.
	Increase engagement with our local communities by maintaining a regular presence of our team in Council's regional Customer Service Centres.
<b>4.7.4</b> Undertake compliance inspections for new or changed uses or where there is suspected unlawful development, initiating compliance action where required.	Annual service
	Undertake initiatives to raise awareness of development compliance obligations.
<b>4.7.5</b> Collate statistics required by the Queensland Government in relation to development activity in the region and development information for the broader community.	Annual service
<b>4.7.6</b> Launch an interactive mapping system to provide clarity and certainty on how land is intended to be developed and what restrictions apply to particular parcels of land, with access to key property information: <ul style="list-style-type: none"> <li>• Maranoa Planning Scheme – zoning, local plans, overlays Local Government Infrastructure Plan (LGIP)</li> <li>• Council infrastructure/services</li> <li>• Flood hazard</li> </ul>	Review and update online mapping services.
<b>4.7.7</b> Provide planning consultancy services to other councils on a fee for service basis.	Planning services to other councils

## Annual services

What we do	Corporate plan reference	Target service levels
Applications		
New development applications	4.7.2	Assessment and timeframes in accordance with the State Government's Development Assessment Rules.
Development application (DA) tracking	4.7.2	Online/live tracking service - available 24 hours a day / 7 days a week.
Assistance to the community		
Pre-lodgement meetings and advice	4.7.3	Upon request.
Community projects assistance	4.7.3	Assistance provided in accordance with Council's policy.
Strategic planning		
Maranoa planning scheme	4.7.1	Amendments in accordance with the process established by the State Government.  (This involves a series of steps including community consultation and review by interested State agencies before it can be approved by the Minister and adopted by Council).
Infrastructure planning	4.7.1	Formal review within 5 years of adoption.  Internal review every 2 years. (Note: No mandatory requirement for review this year).
Development information		
Planning and development certificates	4.7.3	Limited certificate within 5 business days, Standard certificate within 10 business days and Full certificate within 30 business days.
Development application decisions	4.7.3	Published on website within 5 business days of the decision.
Development information online	4.7.3	Updated online as policies and property and infrastructure data updates occur. Minimum monthly.  From 2019/20 this incorporates both Development and Infrastructure Charges information in a single register.
Compliance		
Inspections and follow up of suspected unlawful works	4.7.4	Inspections prior to the commencement of a new or changed use or registration of a plan of survey to subdivide or reconfigure land.  Inspections and investigations as suspected unlawful activities and works are observed or reported.
Statistical reporting		
Development assessment statistics	4.7.5	Quarterly
Reporting to the Queensland Government		
Planning consultancy services		
Paroo Shire	4.7.7	Service delivery consistent with agreements / memorandums of understanding (MOUs).
Barcoo Shire		
Balonne Shire		

### Our business partners, stakeholders and customers



Local residents  
Ratepayers  
Local and non-local investors  
Real estate agents  
Local builders  
Private building certifiers  
Architects  
Town planning professionals  
Surveying professionals  
Engineering professionals  
Solicitors

Other Councils:  
Barcoo Shire Council  
Paroo Shire Council  
Balonne Shire Council

Queensland Government  
- Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)  
- Department of Environment and Science (DES)  
- Department of Transport and Main Roads (DTMR)  
- Department of Resources (DR)  
- Queensland Government Statistician's Office

Major industry including:  
- Coal Seam Gas (CSG)  
- General industry  
- Extractive industry  
- Intensive animal industry  
- Renewable energy

Community groups  
Roma Commerce and Tourism Inc.

### How we are managing the key operational risks

Risk	Actions
<ul style="list-style-type: none"> <li><b>Constraining development</b></li> </ul> <p>Planning processes and regulations have potential to constrain development and growth.</p>	<ul style="list-style-type: none"> <li>Free pre-lodgement meetings and advice are provided to support development proponents.</li> <li>Continued development of online mapping tools and information resources.</li> <li>Planning assessment processes and benchmarks are continually reviewed and amended to clarify and simplify requirements as well as respond to changing community needs.</li> <li>Development information is shared and consultation undertaken internally with other Council departments to plan for and ensure adequate infrastructure provision.</li> <li>Development support initiatives are established in response to current and emerging circumstances.</li> </ul>
<ul style="list-style-type: none"> <li><b>Managing demand on Council infrastructure networks</b></li> </ul> <p>Infrastructure contributions are required to manage the increased load on Council's water, sewerage, road, stormwater, parks and community facilities networks that is created by new development.</p>	<ul style="list-style-type: none"> <li>The extent and capacity of Council's existing infrastructure networks and the demand of new development on these networks is identified in the Local Government Infrastructure Plan (LGIP), making it both transparent and justifiable as to why it is necessary for Council to levy infrastructure charges on new development.</li> <li>Infrastructure charges revenue, waivers, expenditure and current balance is reported annually ('How we are trending' data).</li> </ul>
<ul style="list-style-type: none"> <li><b>Planning Court appeals</b></li> </ul> <p>Both applicants and submitters have rights to appeal to the Court about planning decisions made by Council. This can result in costly legal proceedings.</p>	<ul style="list-style-type: none"> <li>Transparent planning process.</li> <li>Officers readily available to meet, discuss and address concerns of all parties.</li> <li>Customers/developers are made aware of potential constraints/conditions as soon as practicable.</li> <li>Reasonable and relevant conditions on development approvals.</li> </ul>
<ul style="list-style-type: none"> <li><b>Transparency</b></li> </ul> <p>Decisions made regarding development applications have the potential to affect how people live and work and it is important that people have confidence in this process and understand how planning decisions are reached.</p>	<ul style="list-style-type: none"> <li>The planning process is carried out in accordance with statutory guidelines and achieve legislated timeframes.</li> <li>Assessment of development applications are carried out consistently against Council's planning instruments.</li> <li>Decision notices and a statement of reasons for each planning decision are published online.</li> </ul>

## Our finances - Town planning

Operations	2018/19 \$	2019/20 \$	2020/21 Quarter 4 review \$	2021/22 Cost and funding estimates \$	2021/22 Reduced budget \$
<b>Operating revenue</b>	<b>\$135,396</b>	<b>\$201,295</b>	<b>\$262,200</b>	<b>\$126,000</b>	<b>\$126,000</b>
Fees and charges	94,731	145,326	111,000	116,000	116,000
Grants, subsidies and contributions	33,000	64,800	75,200	-	-
Internal revenue - Reimbursement from economic development function for Council's COVID-19 relief package (town planning fee waivers)			60,000		
Internal revenue - Other	6,264	(8,831)	16,000	10,000	10,000
Other revenue	1,401	-	-	-	-
<b>Operating expenses</b>	<b>\$505,544</b>	<b>\$754,623</b>	<b>\$773,800</b>	<b>\$629,315</b>	<b>\$604,072</b>
Employee costs	292,827	312,852	366,900	340,915	340,915
Materials and services	195,542	376,971	331,700	288,400	263,157
One-off initiatives (operating projects)	17,175	64,800	75,200	-	-
<b>Depreciation expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Operating result (deficit) - Contribution required from general revenue</b>	<b>(\$370,148)</b>	<b>(\$553,328)</b>	<b>(\$511,600)</b>	<b>(\$503,315)</b>	<b>(\$478,072)</b>

Capital funding and expenditure (Renewal, new, upgrade works)	2018/19 \$	2019/20 \$	2020/21 Quarter 4 review \$	2021/22 Cost and funding estimates \$	2021/22 Reduced budget \$
<b>Capital funding</b>					
Grants, subsidies	-	-	-	-	-
Other (Infrastructure contributions)	337,885	61,795	61,000	61,000	61,000
Opening balance (infrastructure contributions)					
<b>Total capital funding</b>	<b>\$337,885</b>	<b>\$61,795</b>	<b>\$61,000</b>	<b>\$61,000</b>	<b>\$61,000</b>
<b>Capital expenditure</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total capital expenditure</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Closing funds for future years</b>	<b>\$337,885</b>	<b>\$61,795</b>	<b>\$61,000</b>	<b>\$61,000</b>	<b>\$61,000</b>