

PLANNING OUR FUTURE

The Gympie Region Planning Scheme

What is the new planning scheme?

Council is developing a new planning scheme for Gympie that will shape the region's future.

Gympie's new planning scheme will set the future vision for our region and the strategies to guide growth and change to achieve it.

The current planning scheme has reached the end of its intended 10-year life, and it's time to revisit the scheme and ensure it reflects the needs and aspirations of our community.

Program overview

Before drafting the planning scheme, council needs to establish its approach on a range of important topics. Over the last 12 months, technical studies have been undertaken to inform the draft policies.

Council is now seeking community and stakeholder feedback to ensure the proposed approaches reflect the needs and aspirations of the community.

Feedback is being sought in phases, covering a wide range of important topics:

- Residential development
- Industrial development
- Town centres
- Rural areas
- Open space and recreation
- Heritage
- Bruce Highway upgrade
- Biodiversity
- Scenic amenity
- Flood management
- Bushfire management
- Land stability
- Coastal hazards.

How to have your say

1. Visit www.gympie.qld.gov.au/planning-our-future for more information.
2. Review the summary fact sheets on the issues you're interested in.
3. Give feedback by completing the survey on the issues important to you.
4. Come along to a community session.
5. Register for email updates to keep informed throughout the project.

What is a planning scheme?

A planning scheme communicates how a local government plans to manage growth and regulate development. It describes what development can be expected in the community, where, and how. The planning scheme covers:

- Where buildings can be used for shops, homes, industry, or offices.
- How high and dense buildings can be.
- Size of lots and how much of each lot buildings can cover.
- Making sure there's space for greenery, community services, housing, and business.
- Taking care of special places, buildings, and natural features.
- Protecting people from natural hazards like floods, bushfire, and coastal erosion

How is a planning scheme used?

Planning schemes are used by community, developers, and government for a range of reasons, for example:

- Home buyers can check the zoning of the land and surrounds, which describes how it could be used in the future, for example, mix of houses, shops, warehouses
- Developers can check assessment benchmarks they need to meet, such as the type and scale of buildings, and how stormwater may be managed
- Governments use the scheme to assess development applications to determine which developments can proceed and to plan the provision of infrastructure such as roads, water, sewer.