

# CONSULTATION REPORT

## PROPOSED MAJOR AMENDMENT NO. 2 – WESTERN DOWNS PLANNING SCHEME 2017

2 AUGUST 2024 TO 3 SEPTEMBER 2024

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WESTERN DOWNS REGIONAL COUNCIL

November 2024

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## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b> .....	<b>1</b>
<b>2.0 CONSULTATION PERIOD</b> .....	<b>3</b>
<b>3.0 ENGAGEMENT AND CONSULTATION ACTIONS</b> .....	<b>4</b>
3.1 PUBLIC NOTICE .....	4
3.2 WEBSITE .....	4
3.3 MATERIAL AVAILABLE AT BRANCH OFFICES .....	5
3.4 SOCIAL MEDIA .....	5
3.5 STAKEHOLDER EMAILS .....	5
3.6 LETTERS TO AFFECTED LAND HOLDERS.....	5
<b>4.0 SUBMISSIONS</b> .....	<b>6</b>
<b>5.0 CONCLUSION</b> .....	<b>6</b>

## APPENDICES

<b>APPENDIX A: EVIDENCE OF ENGAGEMENT ACTIONS</b> .....	<b>7</b>
<b>APPENDIX B: CONSIDERATION OF SUBMISSIONS</b> .....	<b>21</b>

## EXECUTIVE SUMMARY

The purpose of this report is to provide an overview of the public engagement activities undertaken, to provide an overview of the submissions received, and to demonstrate compliance with the regulatory requirements for public consultation of the proposed major amendment (Major Amendment No. 2) to the Western Downs Planning Scheme 2017 (planning scheme). This report will form part of Western Downs Regional Council's submission to the Planning Minister requesting approval to adopt the proposed major amendment.

The Council was advised by the chief executive of the *Planning Act 2016*, that it could proceed to undertake public consultation of the proposed planning scheme by notice dated 26 June 2024. The public consultation activities were carried out from Friday 2 August 2024 to Tuesday 3 September 2024.

Council undertook a thorough and effective program of public engagement activities during the public consultation period, which included:

- Publishing and promoting a dedicated page on Council's website with information about the project, making submissions and providing access to all relevant documents, maps, and fact sheets.
- Posting a notice in each of the Council Branch Offices (Wandoan, Tara, Miles, Jandowae, Dalby, Chinchilla) about the public consultation period and keeping copies of the proposed planning scheme and mapping available for inspection or purchase.
- Publishing a public notice in a newspaper circulating locally, being the Western Downs Today, on Friday 2 August 2024.
- Advertising public consultation of the proposed planning scheme in the local newspaper, Western Downs Town and Country on 15 August 2024.
- Creating a social media (Facebook) post on 2 August 2024 and 6 August 2024.
- Promoting the dedicated website page and the consultation in social media posts.
- Undertaking direct community engagement through in person 'Meet the Planner' sessions as follows:
  - Dalby - Wednesday, 7 August 2024 - Bunya Vista Room - 11am-1pm
  - Chinchilla - Friday, 9 August 2024 - Chinchilla Library - 10am-12pm
  - Tara - Friday, 9 August 2024 - Tara Library - 1.30pm-3.30pm
  - Wandoan - Tuesday, 13 August 2024 - Club Room, Wandoan Library - 10am-12pm
  - Miles - Tuesday, 13 August 2024 - Murilla Room, Miles Library - 1.30pm-3.30pm
  - Chinchilla - Monday, 19 August 2024 - Chinchilla Library - 10am-12pm
  - Dalby - Thursday, 29th August 2024 - Dalby Shopping World 5pm-7pm
- Promoting an email address for contacting Council and making Council's staff available to respond to calls and emails received from members of the public about the proposed planning scheme for the duration of the public consultation period.

Council received 34 submissions during the public notification period. Matters raised in submissions included, but were not limited to:

- Zoning changes
- Secondary dwellings
- Worker's accommodation
- Battery Storage

- Wetland Overlay
- Infrastructure Overlay
- Operational Works - Earthworks
- Rural activities

Public consultation has been undertaken generally in accordance with the Communications Strategy and Community Engagement Action Plan endorsed by Council on 16 August 2023.

## 1.0 INTRODUCTION

On 16 August 2023, Western Downs Regional Council (Council) resolved to commence making a major amendment (Major Amendment No. 2) to its planning scheme to ensure it remained contemporary, reflected Council's current policy positions and appropriately managed planning and development across the Western Downs Region.

On 28 August 2023, Council gave notice to the chief executive to commence the State interest review.

By letter dated 26 June 2024, the chief executive advised Council of the outcome of the State interest review and that it could proceed to public consultation. In proceeding to public consultation, Council carried out consultation in accordance with the Communications Strategy and Community Engagement Action Plan endorsed on 16 August 2023.

Public consultation of the proposed planning scheme was undertaken between Friday 2 August 2024 to Tuesday 3 September 2024. To progress the major amendment, Council is now required to consider submissions received during public consultation, decide on any changes to be made to the proposed planning scheme, and subsequently request Ministerial approval to proceed to adopt the proposed planning scheme.

## 2.0 CONSULTATION PERIOD

As required by section 18(5) of the *Planning Act 2016*, provides that the consultation period is a period "of at least 20 business days after the day the public notice is published in a newspaper circulating in the Local Government area." In this case the consultation period ran for between 20 and 21 business days (noting that 12 August was a show holiday in Tara and District).

Council published the proposed amendments to the planning scheme (including maps and planning scheme policies) together with supporting reports and factsheets on a dedicated page of its website (<https://www.wdrc.qld.gov.au/planning-scheme-amendment>), on 2 August 2024.

All relevant materials were available by request from each of Council's Branch Offices from the morning of Friday 2 August 2024.

The public notice advertising public consultation of the proposed planning scheme was published in the Friday 2 August 2024 edition of Western Downs Today.

### 3.0 ENGAGEMENT AND CONSULTATION ACTIONS

As required by section 18(5) of the *Planning Act 2016*, requires that public consultation activities include publishing at least one public notice about the proposal to amend the planning scheme in a newspaper circulating in the local government area.

The approved Communications Strategy then sets out further engagement and consultation activities to be undertaken during the public consultation stage of the process. These were:

- Hosting 'Meet the Planner' pop-up sessions at key locations to provide opportunities for the community to find out more about the proposed amendments or talk to one of Council's town planners.
- Preparing print materials including fact sheets and a guide to making a 'properly made submission'.
- Advertising in the local newspaper and community service announcements.
- Placing information about public consultation and how to view the proposed planning scheme on Council's website.
- Issuing letters to affected landowners.

In addition to the above, Council distributed two (2) Facebook posts on 2 August 2024 and 6 August 2024 and provided emails to identified stakeholders including business and community groups.

#### 3.1 PUBLIC NOTICE

A public notice was published in the 2 August 2024 edition of Western Downs Today. The content of this public notice complied with the regulatory requirements. A copy of the public notice is provided in **Appendix A – Evidence of Engagement Actions**.

#### 3.2 WEBSITE

For the purpose of public consultation of the proposed planning scheme, Council established a dedicated major amendment section on its website, <https://www.wdrc.qld.gov.au/planning-scheme-amendment>.

This webpage and its content went live on Monday 2 August 2024.

The webpage included the following which could be viewed and downloaded:

- The proposed planning scheme (marked up version).
- The proposed planning scheme maps.
- Fact sheets, including 'Making a submission about the proposed planning scheme amendment'; 'What is a planning scheme and how do I read a planning scheme'; and 'Summary of key proposed changes'.

The webpage remained live and access to all of the above content and documents were maintained until after 3 September 2024.

Screen clips of the dedicated webpage taken during the consultation period are provided in **Appendix A – Evidence of Engagement Actions**.

### **3.3 MATERIAL AVAILABLE AT BRANCH OFFICES**

From opening on Friday 2 August 2024, Council displayed hardcopies of the same public notice published in Western Downs Today within the reception area of each of its Branch Offices (Wandoan, Tara, Miles, Jandowae, Dalby, Chinchilla). The display (and or copies by request) of these materials were maintained (or available by request) for the duration of the consultation period.

### **3.4 SOCIAL MEDIA**

Western Downs Regional Council maintains a Facebook profile with '16K' followers. Council regularly uses Facebook to distribute public and community notices.

On 2 August 2024, Facebook posts were distributed by Council via Facebook advising of public consultation of the proposed planning scheme. This post included a website link that contained a marked-up document illustrating the proposed amendments, the proposed mapping, and three factsheets relating to making a submission, what a planning scheme is, and a summary of the key proposed changes. On 6 August 2024, a further post was distributed by Council via Facebook advising of public consultation of the proposed planning scheme.

A screenshot of the Facebook posts and website link is provided in **Appendix A – Evidence of Engagement Actions**.

### **3.5 STAKEHOLDER EMAILS**

Council provided emails to stakeholders including business groups and community groups during the public consultation period. This email encouraged stakeholders to review the document and provide feedback, providing a link to Council's website containing all relevant documentation and maps, and identifying where submissions can be lodged.

A screenshot of the email provided to all necessary stakeholders is included in **Appendix A – Evidence of Engagement Actions**.

### **3.6 LETTERS TO AFFECTED LAND HOLDERS**

Council sent letters to 19 land owners affected by proposed zoning changes resulting from the amendment.

## 4.0 SUBMISSIONS

A total of 32 properly made submissions were received during the consultation period. Council also received two (2), not properly made submissions (one without an address and the other was received outside the public notification timeframe). **Appendix B – Consideration of Submissions** provides an overview of each properly made submissions received, a summary of considerations and the corresponding response action are set out in.

To protect the personal identifying information of submitters, submission are identified in this report by way of submission reference rather than name and personal contact details.

## 5.0 CONCLUSION

In conclusion, this report finds that thorough, effective and adequately compliant public consultation of the proposed major amendment (Major Amendment No. 2) to the planning scheme has been undertaken.

This report demonstrates that all submissions, as well as other community feedback received during the public consultation process, has been considered by Council.

In response to submissions and other community feedback, the following actions, some of which involve making changes to the publicly notified version of the proposed planning scheme, are to be taken in processing this plan-making process:

### Changes to the proposed major amendment (Major Amendment No.2):

- Remove Waste Station Plant Buffer from Jandowae Road, Dalby (Lot 158 on AG 4303)
- Rezone Lot 2-3 on RP71749 to the Community Facilities Zone and Lot 1 on RP71749 to remain zoned within the Community Facilities Zone rather than Medium Density Residential Zone.
- Amend Table 5.5.12 (Material Change of Use in the Community Facilities zone) to make Battery Storage Facilities impact assessable where adjoining or opposite a residential zone.



## **APPENDIX A: EVIDENCE OF ENGAGEMENT ACTIONS**

Newspaper Clipping – 2 August 2024

**General Notices**

Public Notices and Event

## PUBLIC NOTICE

### PROPOSED AMENDMENT TO THE WESTERN DOWNS PLANNING SCHEME

Western Downs Regional Council provides notice of public consultation on the proposed Major Amendment No. 2 to the Western Downs Planning Scheme (2017).

The overall purpose and general effect of the proposed amendment is to ensure future land use and development is adequately facilitated while being appropriately located and designed to support the growth, prosperity and health of the people and environment of the Western Downs Region during the balance of the planning period of the planning scheme.

**Public Consultation Period**

The consultation period for the proposed Major Amendment No. 2 is from 2 August to 3 September 2024 at 5pm.

During the public consultation period, any person can view and download a version of the planning scheme (with the proposed amendments clearly identified) on Council's website at [www.wdrc.qld.gov.au/planning-scheme-amendment](http://www.wdrc.qld.gov.au/planning-scheme-amendment) and/or view and purchase a copy of that same amended version of the planning scheme at Western Downs Regional Council's Branch Offices:

- Chinchilla: 80-86 Heeney Street, Chinchilla
- Dalby: 30 Marble Street, Dalby
- Jandowae: 22 George Street, Jandowae
- Miles: 81 Murilla Street, Miles
- Tara: 19 Fry Street, Tara
- Wandoan: 6 Henderson Road, Wandoan

**Submissions**

Any person may make a submission about any aspect of the proposed Major Amendment No. 2 within the consultation period. A properly made submission must:

- be in writing (including by electronic means);
- include the full name and residential or business address of each person making the submission;
- state a postal or electronic address for service of a response to the submission;
- be signed by each person making the submission (unless made electronically);
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds;
- be made to Western Downs Regional Council; and
- be received by Council on or before 3 September 2024.

**Submissions can be lodged:**

- by email to [strategic.planning@wdrc.qld.gov.au](mailto:strategic.planning@wdrc.qld.gov.au)
- by post to PO Box 551, Dalby QLD 4405
- in person at one of Western Downs Regional Council's Branch Offices listed above.

**Enquiries**

For enquiries about proposed Major Amendment No. 2, contact Council on 1300 COUNCIL or [strategic.planning@wdrc.qld.gov.au](mailto:strategic.planning@wdrc.qld.gov.au) or visit council's website [www.wdrc.qld.gov.au/planning-scheme-amendment](http://www.wdrc.qld.gov.au/planning-scheme-amendment).

Jodie Taylor  
Chief Executive Officer – Western Downs Regional Council

Public Notices and Event

### Notice of Intention to Appoint a Grantee

The Minister for Resources and Critical Minerals intends to appoint the Bigambul Native Title Aboriginal Corporation RNTBC ICN: 8479 as grantee for the land described as Lot 1 on SP302020 located in Toobeah.

The appointment is proposed to be made pursuant to section 39 of the *Aboriginal Land Act 1991*, with the grantee holding the land for the native title holders of the land.

An Aboriginal person particularly concerned with the land may make written representations to the Minister about the proposed appointment.

A locality map showing the land is available from the Department of Resources.

Representations must be received by 5.00 pm on 2 September 2024 and may be made to:

Minister for Resources and Critical Minerals  
c/- Julie Brogan (Director)  
Indigenous Land Operations  
Department of Resources  
PO Box 15216  
City East QLD 4002

For further information, contact Julie Brogan, Director, Indigenous Land Operations at [Julie.Brogan@resources.qld.gov.au](mailto:Julie.Brogan@resources.qld.gov.au)

**The Honourable Scott Stewart MP**  
Minister for Resources and Critical Minerals

12700101-3532-24

M13323

Newspaper Clipping – 15 August 2024

**WDRC seek community input on Proposed Planning Scheme Amendment**

**Proposed Western Downs Planning Scheme Amendment drives business innovation**

Western Downs Regional Council has proposed a Major Amendment No. 2 to the region's Planning Scheme 2017 and is asking the community for input into the draft amendment.

The proposed amendments cover a wide range of business and planning improvements to reduce red tape and attract new industry and development opportunities.

Council Spokesperson for Planning and Environment Councillor Kylie Bourne said Council is committed to ensuring its Planning Scheme remains contemporary, consistent with legislative changes, and responsive to changing community needs and expectations.

"Community consultation is a crucial part of amending

the Planning Scheme and we want to hear what individuals, community groups, business, and developers in our region have to say about these changes," Cr Bourne said.

Some of the amendments are aimed at encouraging development of appropriate non-residential land uses within the low-density residential zone to allow new growth in essential health care services including medical and dental practices.

The amendment also proposes changes that will make it easier for homeowners to establish a secondary dwelling on properties that meet the draft design criteria to help ease the burden of housing shortages in the region.

To find out more about the proposed amendments or talk to one of Council's town planners, the community is invited to attend one of the upcoming 'Meet the Planner'

pop-up sessions:

Sessions have already been held at Dalby, Chinchilla, Tara, Wandan, and Miles. Remaining sessions will be held at the WDRC Customer Contact Centre in Chinchilla on August 19 from 10am-12pm and at Dalby Shopping World on August 29 from 5pm-7pm.

The public consultation period for the proposed Major Amendment started on August 2 and will end 5pm on September 3.

Residents can also make a submission at any of the region's customer contact centres or on Council's website.

The proposed amendment is available for viewing and submissions at any of Council's offices.

For more information contact Council on 1360 268 624 (COUNCIL) or visit [www.wdrc.qld.gov.au](http://www.wdrc.qld.gov.au).



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**PHARM TALK with Mike EKKA flu season**

The Royal Queensland (Ekka) show is in full swing this week. Large, social crowds are going through the gate with the anticipation they are going to have a fantastic time, and no doubt they will.

Young kids heading to the showbag pavilion, sneak off to the sidewalk alley to be ripped off by the "Carnies", those who have come in from the country into the arena to see the pandas and the animals, and enjoy just exploring the city and Ekka views. All spending more money than they had planned on.

Over 40 years of working in pharmacy, I have always witnessed the few weeks following Ekka to be a fantastic business time for the Chemist business. As well as the people and animals going into the Ekka, so do the viruses.

Within a couple of weeks, the happy little viruses have spread throughout Queensland, and therefore it is a good time for business in pharmacy. Coughs, Colds, Influenza A & B, Fever, headaches, and diarrhoea all within the community.

If you are reading this and have not yet had your flu vaccination (free for Qld residents), get in and get a jab immediately. There is no point in suffering unnecessarily. Over the past weeks there have been huge numbers needing treatment for flu symptoms. Some just requiring cough and cold medication while many others prescription only drugs.

If you are very unwell seek medical treatment. For milder symptoms come into the pharmacy and obtain the treatments needed to relieve your symptoms.

Let's all look forward to the Ekka in 2025. So, until next time keep well, cough in and have a chat. Your good health could depend on it.

**Dalby Chemist Open 7 days Ph 4580 1144**

**Dalby Eisteddfod**

**Selected Winner's Concert Instrumental and Speech**

Tuesday 20th August, starting at 6pm

Dalby State High School Great Hall

Adults \$5, Concession and Students \$3, Families \$12

**CHINCHILLA HORTICULTURAL SOCIETY INC.**

**ANNUAL GARDEN COMPETITION**

**16th-18th September 2024**

- Class 1 Business or public building yard, school and churches.
- Class 2 New gardener or novice-open to any garden which has never placed 1st in any local garden competition.
- Class 3 Permanent fruit, vegetable or both combined garden
- Class 4 Covered/enclosed outdoor living area
- Class 5 Front garden only (cannot enter classes 6 and 7)
- Class 6 Town garden under 1 acre
- Class 7 Large town or country garden (over 1 acre)
- Class 8 Flower bed
- Class 9 Decolored garden area no more than 4 square metres in any configuration. Please define Area. 2024 Theme is *Home among the Gum Trees*, open to all (Patrons trophy)
- Class 10 Best decorated Spring shop window display, theme, *Home among the Gum Trees*.

Entries close on the 13th September. Presentation day, Sunday 22nd Sept at the CWA rooms, 2pm. Gardens to be judged on the 100 point system set out by Gardens Clubs of Australia Inc. & Chinchilla Horticultural Society Inc. The judges have the right not to award a prize should a garden not be up to a required standard. All gardens to be ready for judging by 16th September and available for viewing during the period of the 28th & 29th September 2024

ENTRY IS FREE. For info phone 4662 7212 or 0428 658 228

NAME:.....  
 ADDRESS:.....  
 BEST LANDMARK FOR RURAL PROPERTY:.....  
 PHONE:..... MOBILE:.....  
 EMAIL:.....  
 CLASSES ENTERED:.....

Email entry to [arnsbudgen@gmail.com](mailto:arnsbudgen@gmail.com) or PM to facebook page, or drop entries in to Mitre 10 or the Chinchilla Garden Centre

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 Bookings by prepaid tickets only, due on or before Aug 23

## Media Release – 2 August 2024



### Media Release 2 August 2024

#### Proposed Western Downs Planning Scheme Amendment drives business innovation

**Business improvement and innovation is at the heart of a proposed major amendment to the Western Downs Planning Scheme.**

Western Downs Regional Council has proposed a Major Amendment No. 2 to the region's Planning Scheme 2017 and is asking the community for input into the draft amendment.

Council Spokesperson for Planning and Environment Councillor Kylie Bourne said the proposed amendments encompass a diverse range of business and planning improvements to reduce red tape and attract exciting new industry and development opportunities.

"Council is committed to ensuring its Planning Scheme remains contemporary, consistent with legislative changes, and responsive to changing community needs and expectations," Cr Bourne said.

"Community consultation is a crucial part of amending the Planning Scheme and we want to hear what individuals, community groups, business, and developers in our region have to say about these changes.

"Some of the amendments are aimed at encouraging development of appropriate non-residential land uses within the Low-Density Residential Zone to allow new growth in essential health care services including medical and dental practices.

"The amendment also proposes changes that will make it easier for homeowners to establish a secondary dwelling on properties that meet the draft design criteria to help ease the burden of housing shortages in the region.

"Council's current Planning Scheme has no provision for defined land use of craft breweries and microbreweries and these types of business developments will now fall within the low and medium industry definitions, opening up the possibility for some great new tourism and economic development opportunities.

"The State Government has also introduced new land uses definitions for battery storage facilities that need to be incorporated into the Western Downs Planning Scheme and the amendment will allow Council to adequately consider the risks and impacts of future energy storage development applications."

To find out more about the proposed amendments or talk to one of Council's town planners, the community is invited to attend one of the upcoming 'Meet the Planner' pop-up sessions:

Dalby - Wednesday, 7 August 2024 - Bunya Vista Room - 11am-1pm  
 Chinchilla - Friday, 9 August 2024 - WDRC Customer Contact Centre - 10am-12pm  
 Tara - Friday, 9 August 2024 - Tara Library - 1.30pm-3.30pm  
 Wandoan - Tuesday, 13 August 2024 - Club Room, Wandoan Library - 10am-12pm  
 Miles - Tuesday, 13 August 2024 - Murilla Room, Miles Library - 1.30pm-3.30pm  
 Chinchilla - Monday, 19 August 2024 - WDRC Customer Contact Centre - 10am-12pm

Page 1 of 2

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Dalby - Thursday, 29<sup>th</sup> August 2024 - Dalby Shopping World 5pm-7pm

The public consultation period for the proposed Major Amendment commences on Friday, 2 August 2024 and concludes at close of business on Tuesday, 3 September 2024.

Residents can also make a submission at any of the region's customer contact centres or on Council's website.

The proposed amendment is available for viewing and submissions at <https://www.wdrc.info/planning-scheme-amendment> or at any of Council's offices.

For more information contact Council on 1300 268 624 (COUNCIL) or visit [www.wdrc.qld.gov.au](http://www.wdrc.qld.gov.au)

— Ends —

#### Media Contact:

Western Downs Regional Council Media Office

07 4679 4265

**Council’s website – Dedicated webpage – Includes marked up version of major amendment, maps and supporting material**

In This Section
About Western Downs
Doing Business with Council
Economic Development
Western Downs Futures
Development
Do I need approval?
Building
Plumbing
Planning
Operational Works
Planning Development Compliance
Tools & Forms
Western Downs Planning Scheme
<b>Have Your Say - Proposed Planning Scheme Amendment</b>
Housing and Land Incentive
Maps
Business Licenses & Regulatory

## Have Your Say - Proposed Planning Scheme Amendment

- [Overview](#)
- [Fact Sheets](#)
- [The proposed Major Amendment No. 2 to the Western Downs Planning Scheme 2017](#)
- [Have your say – making a submission](#)
- [Meet the Planner sessions](#)

### Have your say on the Proposed Major Amendment No. 2 to the Western Downs Planning Scheme 2017



Western Downs Regional Council is pleased to advise that the proposed Major Amendment No. 2 is now on public display. The community and stakeholders are encouraged to review the document and invited to provide feedback.

The purpose of the proposed Major Amendment No. 2 is to ensure future land use and development is adequately facilitated while being appropriately located and designed to support the growth, prosperity and health of the people and environment of the Western Downs Region during the balance of the planning period of the planning scheme.

The proposed amendments (including maps) can be accessed via the links in the next section or in person at Council's Branch Offices in Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan. Interested parties may also request to purchase a copy of the document from Council.

**The public consultation period is from Friday 2 August 2024 up to and including Tuesday 3 September 2024 at 5pm.**

Next >

The proposed Major Amendment No. 2 to the Western Downs Planning Scheme 2017.

### Was this page helpful?

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<b>In This Section</b>
About Western Downs
Doing Business with Council
Economic Development
Western Downs Futures
Development
Do I need approval?
Building
Plumbing
Planning
Operational Works
Planning Development Compliance
Tools & Forms
Western Downs Planning Scheme
<b>Have Your Say - Proposed Planning Scheme Amendment</b>
Housing and Land Incentive
Maps
Business Licenses & Regulatory

## Have your say – making a submission

Council is seeking your feedback before finalising and making a decision to adopt the proposed amendments.

**The public consultation period is from Friday 2 August up to and including Tuesday 3 September 2024 at 5pm.**

For your submission to be properly made – required by legislation to be considered – please:

- make your submission in writing or by email
- include your name and address
- if made in writing, include your signature
- make sure it is received by council, by 5pm on 3 September 2024.

Your submissions can be given to council by:

- email to [strategic\\_planning@wdrc.qld.gov.au](mailto:strategic_planning@wdrc.qld.gov.au)
- post to PO Box 551, Dalby QLD 4405
- in person at Council's Branch Offices in Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan.

[Download the submission form here \(PDF, 972KB\)](#)

If you have queries about making a submission, contact Council on 1300 COUNCIL (1300 268 624) or email [strategic\\_planning@wdrc.qld.gov.au](mailto:strategic_planning@wdrc.qld.gov.au).

[Previous](#)  
Fact Sheets

[Next](#)  
Meet the Planner sessions

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In This Section
About Western Downs
Doing Business with Council
Economic Development
Western Downs Futures
Development
Do I need approval?
Building
Plumbing
Planning
Operational Works
Planning Development Compliance
Tools & Forms
Western Downs Planning Scheme
<b>Have Your Say - Proposed Planning Scheme Amendment</b>
Housing and Land Incentive
Maps
Business Licenses & Regulatory

## Have Your Say - Proposed Planning Scheme Amendment

- [Overview](#)
- [Fact Sheets](#)
- [The proposed Major Amendment No. 2 to the Western Downs Planning Scheme 2017.](#)
- [Have your say – making a submission](#)
- [Meet the Planner sessions](#)

### Fact Sheets

The following factsheets may assist you in understanding key aspects of the proposed Major Amendment No. 1 and its effect:

- [Making a submission about the proposed planning scheme amendment](#) (PDF, 952KB)
- [What is a planning scheme and how do I read a planning scheme](#) (PDF, 11MB)
- [Summary of key proposed changes](#) (PDF, 952KB)

Any person can make a written submission about any aspect of the proposed amendments, during the public consultation period.

<a href="#">← Previous</a>	<a href="#">Next →</a>
The proposed Major Amendment No. 2 to the Western Downs Planning Scheme 2017.	Have your say – making a submission

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 Help us improve this site

<b>In This Section</b>
About Western Downs
Doing Business with Council
Economic Development
Western Downs Futures
Development
Do I need approval?
Building
Plumbing
Planning
Operational Works
Planning Development Compliance
Tools & Forms
Western Downs Planning Scheme
<b>Have Your Say - Proposed Planning Scheme Amendment</b>
Housing and Land Incentive
Maps
Business Licenses & Regulatory

## Have Your Say - Proposed Planning Scheme Amendment

- [Overview](#)
- [Fact Sheets](#)
- [The proposed Major Amendment No. 2 to the Western Downs Planning Scheme](#)
- [Have your say – making a submission](#)
- [Meet the Planner sessions 2017.](#)

### Meet the Planner sessions

Council is inviting our community to have a say on the draft Planning Scheme Amendment at one of our handy 'Meet the Planner' sessions. Come along and chat to our expert town planners at one of the following pop-ups.

- Dalby - Wednesday, 7 August 2024 - Bunya Vista Room - 11am-1pm
- Chinchilla - Friday, 9 August 2024 - Chinchilla Library - 10am-12pm
- Tara - Friday, 9 August 2024 - Tara Library - 1.30pm-3.30pm
- Wandoan - Tuesday, 13 August 2024 - Club Room, Wandoan Library - 10am-12pm
- Miles - Tuesday, 13 August 2024 - Munilla Room, Miles Library - 1.30pm-3.30pm
- Chinchilla - Monday, 19 August 2024 - Chinchilla Library - 10am-12pm
- Dalby - Thursday, 29th August 2024 - Dalby Shopping World 5pm-7pm

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## Facebook Post – 2 August 2024

**Western Downs Regional Council**  
2 August · 🌐

**HAVE YOUR SAY** 🗣️ Western Downs Planning Scheme 2017 - Major Amendment No. 2

Our community is invited to share their thoughts on Council's proposed Major Amendment No. 2 to the Western Downs Planning Scheme 2017. 🗨️


The draft amendment encompasses a diverse range of business and planning improvements, which includes specific changes relating to and in support of battery storage facilities, craft breweries, secondary dwellings, non-residential uses within the Low-Density Residential Zone and minor mapping and administrative changes. 🏡 🍷 🏠

Reducing red tape and enabling the right kind of development in our region is at the heart of the draft amendment and we'd love to hear your feedback! Comments close 5pm on Tuesday, 3 September 2024. 🌐

The proposed amendment is available for viewing on Council's website at <https://www.wdrc.info/planning-scheme-amendment> or at any of Council's offices.

Alternatively, come along and chat to our expert town planners, at one of our handy 'Meet the Planner' sessions. ✓


- 🗨️ Dalby - Wednesday, 7 August 2024 - Bunya Vista Room - 11am-1pm
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**HAVE YOUR SAY**  
on the proposed Major Amendment No. 2 to the  
*Western Downs Planning Scheme 2017*

👍 6 9 shares

## Facebook Post – 6 August 2024

 **Western Downs Regional Council** 6 August · 🌐

Enabling new and exciting development in our region is at the heart of a proposed Major Amendment to the Western Downs Planning Scheme 2017. 🏡

Major Amendment No. 2 proposes a diverse range of business and planning improvements including changes relating to battery storage facilities, craft breweries, construction of secondary dwellings on residential lots, and non-residential uses within the Low-Density Residential Zone. 🏡

Council is inviting our community to have a say on the draft to the Planning Scheme at one of our handy 'Meet the Planner' sessions. 🗨️

🗨️ Come along and chat to our expert town planners at one of the following pop-ups:

- 🗨️ Dalby - Wednesday, 7 August 2024 - Bunya Vista Room - 11am-1pm
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- 🗨️ Dalby - Thursday, 29th August 2024 - Dalby Shopping World 5pm-7pm

The proposed amendment is available for viewing and comment on Council's website at <https://www.wdrc.qld.gov.au/.../Have-Your-Say-Proposed...> or at any of Council's offices.

Comments close 5pm on Tuesday, 3 September 2024.




  8

2 comments 6 shares

 Like

 Comment

 Share

## Stakeholder Email (text only)

Dear Sir/Madam,

Council is writing to inform you of a proposed Amendment to the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). You have been identified as a relevant stakeholder and Council invites you to provide feedback on the proposed Amendment.

The Planning Scheme is a document that informs and determines the type of development that should occur within the Western Downs region and where the development is supported to occur. The Planning Scheme also ensures that development aligns with Council's infrastructure, responds to natural hazards and protects areas of value, such as environmental or agricultural land. As part of Council's ongoing commitment to ensure that the Planning Scheme is a tool to promote, facilitate and enable positive development outcomes, Council is committed to regular amendments to the Planning Scheme.

At Council's Meeting held on 16 August 2023, Council resolved to undertake Major Amendment 2 (Business and Planning Improvement Amendment) to the Planning Scheme. The purpose of Amendment 2 is to ensure that it aligns with State Government planning changes and to make administrative changes to remove unnecessary red tape for compatible development.

The *Planning Act 2016* sets out the legislative process for Council to amend its Planning Scheme. Part of the mandatory process that Council must undertake includes public notification of the Amendment in which the public can view and lodge submissions to Council in support of or in objection to the amendment.

Council will commence public notification of proposed Amendment 2 of the Planning Scheme **from 2 August 2024 to 3 September 2024**.

During public notification, Council welcomes properly made submissions from affected land owners and members of the public in relation to Amendment 2.

For a submission to be considered properly made, the submission must:

- a) be signed by each person who made the submission; and
- b) be received during the Public Notification Period for making a submission; and
- c) (c) state the name and residential or business address of all submitters; and
- d) (d) state its grounds and the facts and circumstances relied on to support the grounds; and
- e) (e) state one postal or electronic address for service relating to the submission for all submitters; and
- f) (f) be addressed to:

Chief Executive Officer  
Western Downs Regional Council  
Corporate Office  
PO Box 551  
**DALBY QLD 4405**

Please note that all electronic submissions must be sent to [strategic.planning@wdrc.qld.gov.au](mailto:strategic.planning@wdrc.qld.gov.au).

Properly made submissions can be submitted using the form attached to this email.

Once the public notification process has completed, Council will respond to all properly made submissions and make amendments, where appropriate, prior to the Amendment being formally adopted by Council.

Further information and resources about Amendment 2 of the Planning Scheme can be accessed on Council's website via the following link:

<http://www.wdrc.qld.gov.au/planning-scheme-amendment>

If you would like to discuss the proposed amendment or make a properly made submission regarding Amendment 2 of the Planning Scheme, please contact Council's Strategic Planning Team via email [strategic.planning@wdrc.qld.gov.au](mailto:strategic.planning@wdrc.qld.gov.au) or via telephone (07) 4679 4000.

**Attachments – Fact Sheet 1; Submission Form**

Meet the Planner Sessions:





## **APPENDIX B: CONSIDERATION OF SUBMISSIONS**

Table 1: Consideration of Submissions

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
S1	13-Aug-24	Submitter in support of Zoning change of school to Community Facilities Zone	<p>Christian Community Ministries Ltd recently obtained development approval for Reconfiguring a Lot (boundary realignment) to incorporate part of Lot 266 on LY201 into the lot containing the school campus (Lot 3 on SP322116).</p> <p>Rezoning the sites to the Community Facilities Zone to reflect current and future land use is strongly supported.</p>	<p>Support for zoning change noted.</p> <p>No further changes to the planning scheme amendment are necessary.</p>
S2	14-Aug-24	<p>1. Submitter identifies that dwelling houses trigger impact assessable development where land is in a High and Extreme Flood hazard area. Submitter suggests that:</p> <ul style="list-style-type: none"> <li>- development applications should be required to submit an RPEQ certified engineering report addressing the Qld Development Code MP3.5 Construction of buildings in flood hazard areas and the ABCB Standard Construction of buildings in flood hazard areas; and</li> <li>- the level of assessment be reduced.</li> </ul> <p>2. Submitter suggests dwelling houses should not require planning approval and be 'accepted</p>	<p>The Submitter's concerns are noted.</p> <p>The amendment seeks to review and refine assessment benchmarks under the Accommodation Activities Code pertaining to 'Secondary Dwellings' to align with the <i>Planning Regulation 2017</i>. The AOs in the Accommodation Activities Code in the current planning scheme require a secondary dwelling to be attached to the dwelling house and have a maximum GFA of 50m<sup>2</sup>. The amendment seeks to:</p> <ul style="list-style-type: none"> <li>- remove reference to relationship between occupants of dwelling house and secondary building (consistent with recent amendments to the Planning Regulation).</li> </ul>	<p>Flooding is a State Interest and in order to reduce or modify levels of assessment and assessment benchmarks, a detailed investigation would be required as part of a further amendment to the planning scheme. This is beyond the scope of this amendment.</p> <p>No changes are recommended.</p> <p>The changes made regarding Secondary Dwellings are consistent with similar provisions in planning schemes of other local governments of a similar character and represent an increase in the current provisions. The changes create greater flexibility for the establishment of Secondary Dwellings whilst balancing build form and amenity</p>



SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>development' with no requirements other than those relating to amenity (i.e. dwelling height).</p> <p>3. Requirements for secondary dwelling are extremely limiting. Submitter suggests Council amend GFA provisions to secondary dwelling can accommodate family households (i.e. greater than a lone person or couple).</p> <p>4. Not much difference between versions of planning scheme.</p>	<ul style="list-style-type: none"> <li>- allow additional dwellings to be separated from the dwelling house, up to 10m in a residential or Township Zone and 50m in a Rural Residential or Rural Zone; and</li> <li>- increase the acceptable maximum gross floor area of an additional dwelling from 50m<sup>2</sup> to 80m<sup>2</sup>.</li> </ul>	<p>impacts within urban and rural settings. No further changes are recommended.</p>
S3	02-Sep-24	<p>1. Amendments to Infrastructure Overlay affects 3.8 hectares of the Submitters land, located at 54 Cemetery Road, Chinchilla (described as Lot 178 on L34143).</p> <p>2. Submitter opposed to reducing the level of assessment for extensions to Major Electricity Infrastructure and Battery Storage Facility uses from Impact Assessment to Code Assessment where the uses are in proximity to sensitive land uses. Submitter suggests:</p> <ul style="list-style-type: none"> <li>- the uses should remain Impact Assessable where in proximity to sensitive land uses; or</li> <li>- Council should establish clearer protections within the Acceptable and Performance Outcomes of the relevant codes to ensure risks and emissions associated</li> </ul>	<p>Chinchilla Wastewater Facility is not identified on the Strategic Mapping (Sewage Treatment Plant Buffer; sewerage Treatment Plant) consistent with similar facilities. The amendment proposes maps SPM-005 (Chinchilla), SPM-005.2 and OM-006 be amended to reflect the Chinchilla wastewater treatment plant situated on the same lot, but to the south-west of the water treatment plant. The relevant mapped buffer also applied to this facility.</p> <p>A new use code for "battery storage facility" uses has been developed and added. This code will provide guidance for planners and applicants, as well as facilitate conditioning, for these uses. It presently only includes overall outcomes and guiding notes as the assessment benchmarks, in recognition of the circumstances that the industry,</p>	<p>The proposed amendment did not include revision of the Infrastructure Overlay Mapping. The existence of sensitive receivers is relevant (in certain circumstances) to the infrastructure buffer however, does not reduce the need to protect new sensitive receivers from impacts from the infrastructure. No changes are recommended.</p> <p>The intent in making Battery Storage Facilities code assessable where on Community Facility Zoned land was to facilitate renewable energy infrastructure near major infrastructure (which is often zoned Community Facilities). It is accepted however, that there will be a range of land parcels in more closely settled environments which are also zoned Community Facilities. The suggestion to maintain</p>

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>with these development types are appropriately addressed.</p> <p>3. Submitter suggests no targeted consultation has undertaken with landowners directly affected by planning scheme amendments.</p>	<p>the technology and planning in this space is still evolving.</p>	<p>the level of assessment for Battery Storage Facilities and Major Electrical Infrastructure (impact assessable) where within proximity to a sensitive use is acknowledged and it is recommended that a change be made to the table of assessment to make such land uses impact assessable where adjoining or opposite a residential zone.</p> <p>The submitters comments regarding consultation of the planning scheme amendment are noted. Letters were sent to land owners regarding proposed mapping changes.</p>
S4	02-Sep-24	<p>1. Object to rezoning of Lot 1 on SP341179 from Low Density Residential to Community Facilities.</p> <p>2. Lot 3 on SP260659 Object to information provided - limited justification for rezoning.</p>	<p>The Community Facilities Zone only extends over part of the campus, with Lot 1 on SP341179 (formerly Lot 605 C2431 and Lot 2 RP59248), still within the Low Density Residential Zone. The proposed amendment seeks to rezone entire campus to the Community Facilities Zone.</p> <p>Lot 3 on SP260659 is currently zoned Recreation and Open Space. This zoning is unusual for a lot with an existing established residential use and is restrictive. The zoning is consistent with the neighbouring show grounds however, the lot is not used in connection with the show grounds. There are grounds for rezoning the lot</p>	<p>It is understood that the objection to the rezoning is on the basis that the rezoning would remove the opportunity to use the existing dwelling for residential purposes. The portion of the lot subject to the rezoning is owned by and used in association with the school. The rezoning reflects that purpose.</p> <p>It is understood that the Submitters objection does not relate to the rezoning, but rather the rezoning of the site to the Rural Zone rather than residential zoning. The reasons for not including this land in a residential zone include economic need and constraints (which have not been investigated). The owner is entitled to apply for more</p>

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
			<p>appropriately to ensure the role and function of show grounds is not compromised and to have regard to bounding drainage infrastructure. It is noted that the lot to the north adjacent to the show grounds is used for an aged care facility, recently expanded.</p> <p>Land in the Low Density Residential Zone (south of Rural zoned land in Frame Street to Lloyd Street) is constrained by overland flooding. There is an existing Reconfiguring a Lot approval for the creation of new residential scale lots in the vicinity.</p> <p>There is limited justification for zoning additional land for residential proposes at Chinchilla having regard to previously assumed population projections having not been realised. As a result, the lot is proposed to be rezoned to Rural.</p>	<p>intensive land uses and demonstrate that the land is appropriate for residential purposes.</p> <p>No changes are recommended in response to the submission.</p>
S5	02-Sep-24	<ol style="list-style-type: none"> <li>1. Operational works - earth works</li> <li>2. Schedule 6 Part 3 of Planning Regulations</li> <li>3. Minimum thresholds for Intensive Agriculture</li> <li>4. Ag Overlay not applied to Rural Activities</li> <li>5. Code assessment for industrial activities associated with rural activities</li> <li>6. Worker's accommodation</li> </ol>	<p>Parts 1 and 2 of the submission relates to the triggers for operation works for earthworks and suggests that earthworks in the Rural Zone should not require an application. Review of operational works triggers was outside of the scope of the planning scheme amendment.</p>	<p>This issue has been raised with Council and considered as part of the amendment process. Council has decided not to address this issue in the amendment and no further action is required as part of this project. This matter could be revisited separately or in the future as part of the mandatory 10 year review of the planning scheme.</p> <p>Additional provisions have been added to avoid reverse amenity impacts for 'Intensive Animal Industry' through the</p>

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
			<p>Part 3 of the submission suggests that the minimum thresholds for intensive animal industry should be reviewed.</p> <p>Part 4 of the submission recommends that the agricultural land overlay should not apply to rural uses.</p> <p>Part 5 of the submission suggests industrial activities, associated with rural uses (e.g. feed mills or composting) are code assessable in the Rural Zone.</p> <p>Part 6 of the submission suggests that rural workers accommodation should be accepted development and subject to fewer requirements than what is prescribed in the current scheme.</p>	<p>Rural Zone Code. No changes to the level of assessment for intensive animal industry are proposed however, it is recommended that this item be reviewed as part of a future amendment.</p> <p>No changes are recommended to the planning scheme amendment in relation to industrial activities in the Rural Zone.</p> <p>The planning scheme amendment reviews and refines Categories of Development and Assessment for Rural Workers' Accommodation to align with recent amendments to the <i>Planning Regulation 2017</i>. Council has considered this concern as part of the amendment process however, no further changes are proposed to the planning scheme amendment. The proposed amendment, read in conjunction with the accepted development option available via Schedule 6 of Planning Regulation, seeks to the reduce scale and risk of Rural Workers' Accommodation establishing under the accepted subject to requirements pathway (i.e. without the need for a development application). This ensures the use will be appropriately assessed against relevant planning scheme provisions.</p>

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
S6	02-Sep-24	<p>The Submitters request the Waste Station Buffer Area be removed from the old Dalby waste station at Jandowae Road, Dalby (Lot 158 on AG 4303). The buffer extends over the Submitter’s property (Lot 5 on SP148545) and there is concern this will impact on the value of their land.</p> <p>The Submitter states that correspondence and discussions with Council have indicated the site is no longer being used regularly by Council as a landfill and that there is no intention to recommence use of the site as a landfill on a full-time basis. In this context, the Waste Station Plant Buffer for Lot 158 AG4303 should be removed.</p>	<p>Council have lawfully operated the site for landfill activities for a number of years. The site is being progressively rehabilitated in accordance with the Environmental Authority and once rehabilitated Council will register the site as a decommissioned landfill.</p>	<p>It is acknowledged that two recent development approvals issued over Lot 5 SP148545 (035.2023.315.001 &amp; 030.2024.050.001) suggest that Council’s policy position has shifted with regards to the Waste Station Plant Buffer around the Site.</p> <p>Given the site is no longer being used regularly by Council as a landfill and that there is no intention to recommence use of the site as a landfill on a full-time basis, it is recommended the Waste Station Plant Buffer be removed as part of the proposed amendment.</p>
S7	03-Sep-24	<p>Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.</p>	<p>The submission, which includes a letter which was separately signed by 23 different people, objects to the rezoning on the basis that:</p> <ul style="list-style-type: none"> <li>a) The library, art gallery and theatre that previously occupied the site have not been permanently relocated.</li> <li>b) There are limited areas in Dalby in the Community Facilities Zone</li> <li>c) The purpose of the Community Facilities Zone is (in summary) to encourage community facilities</li> </ul>	<p>No changes proposed. The proposed amendment maintains existing use rights and does not remove the opportunity to provide community uses on the land has not been diminished and, if it is decided that the land is no longer required for community uses in the future, the zoning provides an opportunity to use the land for a wider variety of purposes, consistent with land immediately adjoining to the north west and adjacent to the south west. The adjoining recreation zoned land to the southeast presents a logical edge to the centre (if extended).</p>

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
			<p>d) The purpose of the Major Centre Sone is (in summary) more focussed on development of food and drink, mixed use, retail/shopping centres and short term accommodation.</p> <p>e) There is a need for the land to remain in the Community Facilities Sone for the future development of community uses.</p> <p>The land in question currently remains under the ownership of WDRC. The range of uses anticipated to occur under the planning scheme (via code assessment) include Club, Child Care, Community Care Centre, Community Use, Educational Establishment, Emergency Services, Food and Drink Outlet, Function Facility, Funeral Parlour, Health Care Services, Hospital, Indoor Sport &amp; Recreation, Outdoor Sport &amp; Recreation, Place of Worship, Relocatable Home Park, Renewable Energy facility, Residential Care Facility, Retirement Facility, Substation, Theatre, Tourist Attraction, and Tourist Park (among others).</p> <p>In the proposed Major Centre Zone the above list of uses remain code assessable with the exception of Educational Establishment, Funeral Parlour, Hospital, Relocatable Home</p>	

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
			<p>Park, Renewable Energy Facility, Substation, Tourist Attraction and Tourist Park. Relevantly, Community Use (a definition which includes art galleries, community centres, libraries and museums) remains code assessable and to that end, there is no additional impediment to providing such facilities.</p> <p>Additional uses which will become code assessable under the Major Centre Zone include Garden Centre, Hardware and Trade Supplies, Multiple Dwellings, Office, Outdoor Sales, Service Industry, Shop, Shopping Centre, Short Term Accommodation and Warehouse (among others).</p>	
S8	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S9	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S10	03-Sep-24	<ol style="list-style-type: none"> <li>1. Supports rezoning of the property from Medium Impact Industry to High Impact Industry.</li> <li>2. Seeks to amend the Wetland Overlay Map (OM-014) to remove</li> </ol>	<p>The existing Medium Impact Industry Zone is not representative of the approved Dalby Bio Refinery land use. The High Impact Industry Zone is a more appropriate zone for the site and as a result, the amendment seeks to change the zoning of Lot 1 on</p>	<p>Support for zoning change noted.</p> <p>Representations regarding the Wetland Overlay Map (OM-14) are noted. It is recommended Council review the extent of the Wetlands Overlay to</p>

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>mapping of the two ponds over the property as wetlands.</p> <p>3. Seeks for Council to add an industrial amenity overlay and code to protect high order industrial development from encroachment by sensitive land uses.</p>	<p>RP126296 from Medium Impact Industry to High Impact Industry. The Submitter is supportive of this change.</p> <p>The Wetland Overlay identifies two dams located at the rear of the site as wetlands. The Submitter suggests the waterbodies are man-made and form part of the Bio Refinery operation. As a result, the Submitter seeks the removal of waterbodies from the overlay.</p> <p>The Submitter suggests that the existing land use on the Site is not appropriately protected from encroachment from sensitive land uses on Community Facilities Zoned land to the south and west. The submitter seeks amendments to the planning scheme to introduce an Industrial Amenity Overlay and Code (or similar) into the planning scheme as part of the Amendment to appropriately manage potential land use conflicts resulting from the encroachment of sensitive land uses. The suggested Overlay will apply a buffer to higher order industrial zoned land (including the Site) and seek to protect industrial zoned land and uses from reverse amenity impacts resulting from encroaching sensitive land uses.</p>	<p>ensure mapping accuracy and currency as part of any future amendment.</p> <p>It is acknowledged that industrial areas should be protected from encroachment from sensitive uses to ensure their integrity and effective operation. No changes are proposed to the planning scheme amendment however, it is recommended that Council consider undertaking a review of the current policy setting and interface between industrial land and nearby zones capable of accommodating sensitive land uses.</p> <p>It is noted that the Community Facilities zone to the south of the site contains significant vegetation (Category B on the regulated vegetation management map) and is held in reserve by Council for abattoir purposes. As a result, the site is unlikely to be used for a sensitive use.</p>
S11	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113	Refer response to S7.	Refer response to S7.



SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.		
S12	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S13	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S14	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S15	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S16	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S17	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the	Refer response to S7.	Refer response to S7.

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		Community Facilities Zone to Major Centre Zone.		
S18	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S19	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S20	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S21	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S22	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S23	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
S24	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S25	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S26	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S27	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S28	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S29	03-Sep-24	Objects to the change of zoning of Lot 1 on RP71749 from Community Facilities Zone to Medium Residential Zone. Seek for Lots 1 to 5 on RP71749 to be zoned as Community Facilities Zone.	The Church is situated on Lots 4 and 5 on RP71749 and zoned Major Centre Zone. Lots 2 and 3 on RP71749 are undeveloped and zoned Medium Density Residential Zone. These lots are fenced in conjunction with Minister's house on Lot 1 on RP71749. The	It is acknowledged that the proposed re-zoning of Lot 1 on RP71749 from the Community Facilities Zone to the Medium Density Residential Zone will result in any future application for Place of Worship use over Lot 1 being impact assessable.

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
			Minister's house is zoned Community Facilities. Spot zoning of 49 Moreton St appears unusual. It may be relevant to review all properties in the Community Facilities zone, noting submissions 11 & 21 above.	The intent of the amendment was to provide opportunity for the owner to develop land for residential purposes. However, in light of the submission and request, it is considered appropriate to include Lots 1 – 5 in the Community Facilities Zone.
S30	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S31	03-Sep-24	<ol style="list-style-type: none"> <li>1. Supportive of the Battery Storage Facility Code</li> <li>2. Seeks clarification on reporting and remediation requirements (i.e. who is 'suitably qualified person' to prepare management plans for these types of facilities, what information is required in management plans.</li> <li>3. Objects to the risk based approach defining the level of assessment.</li> <li>4. Suggest management plans should form a condition of approval, rather than required as part of the development application.</li> </ol>	<p>Council's proposed threshold approach has been informed by the latest publicly available guidance on planning for Battery Storage Facilities, namely the following key documents:</p> <ul style="list-style-type: none"> <li>- Battery Storage Facilities - Guidance for Local Government (Department of State Development, Infrastructure, Local Government and Planning), Dec 2022.</li> <li>- Battery Energy Storage Systems   Guidance Report, (GHD Pty Ltd), Mar 2023.</li> </ul> <p>The latter of these resources outlines and recommends the threshold approach and the advocates the following thresholds with respect to approach to assessing risks and impacts: less than 50 MWh, between 50 MWh and 250 MWh, between 250</p>	<p>The Submitters concerns regarding the threshold approach are noted. As noted in response to submission S3, it is recommended that a change be made to the table of assessment to make such land uses impact assessable where adjoining or opposite a residential zone. No further changes to the approach outlined in the current version of the planning scheme amendment are recommended.</p> <p>Council has been considerate of land use impacts and risks in reducing the level of assessment and removing submission rights/appeal opportunities. Battery Storage is an emerging land use and as such there is no firm guidance material as to the risk to the public from this technology, including whether that risk increases with the size of the facilities. In addition, larger</p>

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			<p>MWh and 1,500 MWh, and greater than 1,500 MWh.</p> <p>The submitter asserts that the risk-safety profile of battery infrastructure does not increase exponentially based on the scale and battery storage capacity and as a result, the application of a MWh threshold approach does not accurately reflect the actual risk of battery storage facilities. This is because safety provisions and regulations for all manufacturers and suppliers such as safety mechanisms, risk management procedures, placement and orientation of the infrastructure must be adhered to, irrespective of scale size and storage and discharge capacity. The Submitter recommends a more fixed approach to regulate battery storage facilities – i.e. applying provisions relating to distance from certain land uses.</p>	<p>facilities will introduce additional assessment considerations such as visual amenity and impacts on physical infrastructure and natural constraints. As understanding and experience of such facilities improve from a planning perspective, Council's policy, requirements and levels of assessment for this use can be reviewed and further refined.</p> <p>The Battery storage facility code recommends the lodgement of the following documents to demonstrate compliance with Performance Outcome 2: risk management plan, fire and bushfire management plan and emergency plan. It is recommended that SC6.6 Planning Scheme Policy 5 - Development Application Requirements be updated to outline Council's minimum requirements for a risk management plan and emergency plan to provide guidance for applicants.</p>
S32	03-Sep-24	Submitter objects to rezoning of land at 40 and 40a Orpen Street and 107-113 Drayton Street, Dalby from the Community Facilities Zone to Major Centre Zone.	Refer response to S7.	Refer response to S7.
S33	03-Sep-24	This submission did not include contact details for the submitter and is therefore 'not properly made'.	The proposed amendment does not seek to rezone Thomas Jack Park. It is considered likely that the submission relates to the rezoning of at 40 and 40a Orpen Street and 107-113 Drayton	Refer response to S7.

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		It objects to the rezoning relating to Thomas Jack Park and surrounding properties.	Street, Dalby from the Community Facilities Zone to Major Centre Zone and to that end the response to S7 is relevant.	
S34	14-Sep-24	This submission was received outside the public notification period is therefore 'not properly made'. It objects to any change to the Planning Scheme which affects the ability to subdivide the land into 10 ha lots.	The proposed amendment does not include any proposed changes in relation to minimum lot sizes.	Submission is noted. No further changes to the planning scheme amendment are necessary.