

Agenda Item Submission



Submission

Council / Committee Name *

Ordinary Meeting

Agenda Section *

Capital Works Manager Report

Requested Meeting Session *

Wednesday 19th August 2026

Date Requested *

11-Aug-26

Date item was requested

Agenda Item Subject *

Proposed Plan Scheme Amendment Report

Item Reference Number

OM2026/08-002

Classification *

Information



Action



Note



Confidential

Details

Recommendation *

That council:

- Receive and note the report titled Hope Vale Planning Scheme Amendment Review Report.
- Propose to amend the Planning Scheme under section 18 of the Planning Act 2016.
- Delegate authority to the Chief Executive Officer to prepare and progress the proposed amendments to the Planning Scheme under the Planning Act 2016 and Minister's Guidelines and Rules.

Background/Summary

Council applied for funding under the State Government Scheme SSF and was successfully awarded funds to facilitate better housing outcomes for the Hope Vale community via an amendment to the Hope Va-le Planning Scheme (Planning Scheme).

The Planning Scheme commenced on 1 September 2014 and was subsequently amended to align with the Planning Act 2016. Since commencement of the Planning Scheme, Council and the Queensland Gov-ernment have undertaken significant strategic planning, housing and infrastructure work, including the Hope Vale Master Plan, Hope Vale Town Precinct Master Plan, Hope Vale Local Housing Plan and Strategic Capital Plan. These documents consistently identify housing shortages, overcrowding, limited availability of serviced residential land, demand for a greater diversity of housing and opportunities to facilitate home ownership and future residential development.

A review of the Planning Scheme (Attachment 1) found that the Planning Scheme remains operational and continues to provide a statutory planning framework for Hope Vale. However, it does not fully reflect con-temporary strategic planning and housing priorities. In particular, identified residential growth areas are not fully recognised within the Planning Scheme, the Strategic Framework requires updating, and opportunities exist to review zoning, Tables of Assessment, housing provisions, overlays and mapping. The review has al-so identified the need to better coordinate future residential growth with infrastructure planning, confirm the future role and supply of industrial and employment land, and ensure that environmental values and natural hazards are appropriately addressed.

It is recommended that Council commence the planning scheme amendment process and seek approval from the Chief Executive administering the Planning Act 2016 for a tailored amendment process.

The proposed amendment should primarily focus on:

- updating the Strategic Framework to reflect contemporary Council priorities and strategic planning work where relevant to housing.
- reviewing residential land supply and facilitating suitable priority residential growth areas.

- supporting a greater diversity of housing and culturally responsive housing outcomes.
- reviewing zoning, precincts and Tables of Assessment.
- simplifying development assessment provisions and removing unnecessary regulatory barriers.
- improving coordination between land use planning, infrastructure provision and development sequencing.
- appropriately integrating relevant State interests and responding to emerging regional planning directions; and
- undertaking further investigations and engagement with Council, Traditional Owners, Hope Vale Congress, the community, the Queensland Government and other relevant stakeholders.

The proposed amendment will provide Council with an opportunity to establish a clearer strategic pathway for housing and development and ensure that the Planning Scheme provides a practical, contemporary and locally appropriate framework for the future development of Hope Vale.

It is recommended that Council propose to amend the Planning Scheme under a section 18 amendment process (approval from the State government is required, so Council can only propose to amend the Planning Scheme). This process allows for a tailored and more streamlined process that must be undertaken in accordance with a notice from the chief executive (State government) that sets out the steps to be undertaken by both the State government and Council.

Stage 1 key phases and indicative timing for the proposed Planning Scheme amendment is as follows:

- Phase 1 – Planning Scheme Review and Council resolution –June 2026 to August 2026;
- Phase 2 –Background studies and preliminary engagement –August 2026 to October 2026;
- Phase 3 – Preparation of proposed planning scheme amendment –September 2026 to April 2027; and
- Phase 4 – Preparation and submission of documentation for State Interest Review – April 2027.

The SSF funding requires the planning scheme amendment to be prepared for State Interest Review by 30 June 2027.

Stage 2 is the progression of the Planning Scheme amendment to adoption, which is not funded by the SSF. To complete the amendment process, the following is proposed:

- State Interest Review – May 2027 to June 2027 (subject to State timeframes);
- Public consultation –June 2027 to July 2027 (concurrent timing subject to S18 Notice);
- Finalise amendment package and Ministerial approval (subject to State timeframes) – August 2027 to September 2027; and
- Phase 10 – Final adoption and commencement –October 2027.

Budget and Resource Considerations

Council received grant funding under the State Government Scheme Supply Fund (SSF) to undertake a review of the Planning Scheme to improve housing outcomes.

Action Options

That council:

- Receive and note the report titled Hope Vale Planning Scheme Amendment Review Report.
- Propose to amend the Planning Scheme under section 18 of the Planning Act 2016.
- Delegate authority to the Chief Executive Officer to prepare and progress the proposed amendments to the Planning Scheme under the Planning Act 2016 and Minister's Guidelines and Rules.

Appointments and Meetings

Date	Description

Link to Operational Plan

5-5 Strategic Planning

Consultation

Preliminary engagement is proposed to be undertaken with stakeholders including Council, Traditional Owners, RNTBC, community and State Government.

Risk Assessment

☒ Low ☐ Medium ☐ High

Attach Supporting Agenda Materials

2 Draft HVASC PS Review Report V0.1 Provided HVASC 310726.pdf

1.48MB

Reference Document

☐ Yes ☐ Not Applicable

Report Prepared by *

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Report Authorised by

Decision

☒ Approve

☐ Reject

Signature



Full Name

Lew Rojahn

Date

12-Aug-26

Comments, Questions and Rejections Notes

A full history of this Submissions journey can be found in the Action History Tab contained in the pane on the right

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