

Planning Scheme User Guide

Purpose of the user guide

This user guide is designed to help you understand how to use and interpret the Proposed Sunshine Coast Planning Scheme (proposed planning scheme). It provides an overview of:

- the key parts of the proposed planning scheme;
- the types of development that are proposed to be regulated;
- how to determine the categories of development and categories of assessment (otherwise known as the level of assessment) for development;
- the criteria (assessment benchmarks) used as part of the development assessment process; and
- the structure and application of planning scheme codes.

Where to find the proposed planning scheme (text and interactive mapping)

The electronic version of the proposed planning scheme can be accessed via Council's [ePlan](#). The ePlan is a digital platform that provides convenient access to the detailed content of the proposed planning scheme (text and interactive mapping) and also enables you to create a 'Site Report' specific to your property.

What are the parts of the proposed planning scheme?

The proposed planning scheme is contained in 3 volumes as follows:

- **Volume 1** contains the core components of the proposed planning scheme;
- **Volume 2** contains the Local Government Infrastructure Plan (LGIP); and
- **Volume 3** contains the Planning Scheme Policies (PSP's).

The planning scheme also includes mapping that spatially represents the various parts, like local plan area, zone and overlay mapping.

Volume 1 – Proposed Planning Scheme

The parts of Volume 1 of the proposed planning scheme are summarised below (refer also to **Figure 1- Structure of proposed planning scheme**):

Part 1 About the planning scheme

This includes content on the purpose, structure and interpretation of the proposed planning scheme.

Part 2 Strategic framework

Council takes a long-term approach to planning for our region. The proposed planning scheme continues this approach and has adopted a planning horizon to 2046. However, the proposed planning scheme (as a statutory document) will have an operational life of around 10 years.

The strategic framework identifies a vision and strategic outcomes and sets the policy direction for the Sunshine Coast region and forms the basis for ensuring appropriate development occurs within the region. In terms of its role in development assessment, the strategic framework applies to development that requires impact assessment under the planning scheme.

The land use planning vision and policy positions contained in the strategic framework reflect the *State Planning Policy 2017*, the *South East Queensland Regional Plan 2023 "ShapingSEQ"* and Council's own corporate strategies and plans. The vision and policy positions in the strategic framework are then integrated into the more detailed provisions in the balance of the planning scheme.

Whilst it is to be read as a whole policy direction for the planning scheme, the strategic framework has been arranged into the following themes:

- Theme 1: Shaping sustainable growth;
- Theme 2: A health and resilient environment;
- Theme 3: A strong and creative community of communities;
- Theme 4: A smart and prosperous economy; and
- Theme 5: Connected people and places.

The provisions of the strategic framework are supported by a series of strategic framework maps that help to illustrate certain elements referred to in each of the above themes.

Part 3 Tables of assessment

The tables of assessment identify the categories (levels) of assessment and if a development application is necessary for each type of development. The tables also specify the assessment benchmarks the development is to be assessed against, which are usually in the form of codes.

Categories of development are explained below in **Figure 2 - Determining if a development application to Council is required** and consist of:

- Accepted development (which may or may not be subject to requirements); and
- Assessable development (which may be subject to code assessment or impact assessment).

Part 4 Zones codes

Zones organise the planning scheme area in a way that facilitates the location of compatible land uses (e.g. residential, industrial, rural). Zone mapping can be accessed in the [ePlan](#) and shows the proposed location and extent of each zone across the planning scheme area.

Each zone is supported by a zone code that includes requirements and benchmarks for the assessment of new development to meet the outcomes of the zone. Each zone code outlines the broad intent for the zone, with a focus on the type and form of development that is considered appropriate in that zone. To assist in this regard, most zone codes contain a table of consistent and potentially consistent uses for the zone.

Part 5 Local plans

Local plans help to organise the planning scheme area at the local level, provide more detailed planning guidance and identify the preferred character and intent for each local plan area. Proposed local plan areas for the planning scheme are shown on [Map SCC2 Local Plan Areas](#).

Each local plan includes a local plan code. In effect, local plan codes provide variations to the other planning scheme codes (e.g. zone codes and development codes) by including additional and/or overriding assessment benchmarks that apply to development in a particular local plan area. Some local plans contain variations to override the consistent and potentially consistent uses identified in the zone codes for specific precincts.

Part 6 Overlay codes

Overlays identify areas that may have a particular sensitivity that could affect development, have a constraint on land use or development outcomes, are a valuable resource or have important values that require careful consideration in development. Overlay mapping can be accessed in the [ePlan](#).

The presence of one or more overlays on a property generally requires further planning consideration for a development proposal and may be of interest when buying property. These overlays may relate to natural hazards such as bushfire, flooding or landslide, contain values such as biodiversity or scenic amenity, or a human made elements such as a heritage building or character area, or proximity to regional infrastructure.

Overlay codes outline the requirements and assessment benchmarks for each mapped overlay. Overlays affecting a property may mean that specific technical reporting is required as part of a development or building application.

Part 7 Use codes

Use codes apply to new development for certain types of uses as identified in the proposed planning scheme (e.g. childcare centre, dual occupancy, dwelling house, home-based business, short-term accommodation).

These uses require further planning consideration prior to the use starting, and the codes may be of interest to landowners, business operators and to surrounding landowners.

Part 8 Other development codes

The proposed planning scheme includes a range of other codes that must be complied with when undertaking certain types of development. This includes provisions for advertising signs, landscaping, car parking, reconfiguring a lot (e.g. subdivision) and technical provisions relating to development infrastructure such as roads, stormwater, waste and utilities.

Part 9 Other plans - Palmview Structure Plan and Development Control Plan 1 (Kawana Waters)

The proposed planning scheme includes or incorporates other plans that apply to development in certain master planned areas on the Sunshine Coast including the Palmview Structure Plan and Development Control Plan 1 (Kawana Waters).

Note: Priority Development Areas (e.g. Caloundra South (Aura), Maroochydore City Centre and Sunshine Coast Airport) are identified and administered by the State Government. These areas have their own development schemes separate from the planning scheme.

Schedules

The schedules in the proposed planning scheme contain a range of information such as definitions, mapping and notations and designations of premises for development required under the *Planning Act 2016*.

Appendices

The appendices include abbreviations and acronyms and a list for amendments made to the planning scheme after it is adopted.

Volume 2 – Local Government Infrastructure Plan (LGIP)

The Local Government Infrastructure Plan (LGIP) has its own volume in the proposed planning scheme and identifies planned higher order (or “trunk”) infrastructure networks (e.g. roads, pathways, stormwater, parks and land for community facilities) to service areas in line with future planned urban development.

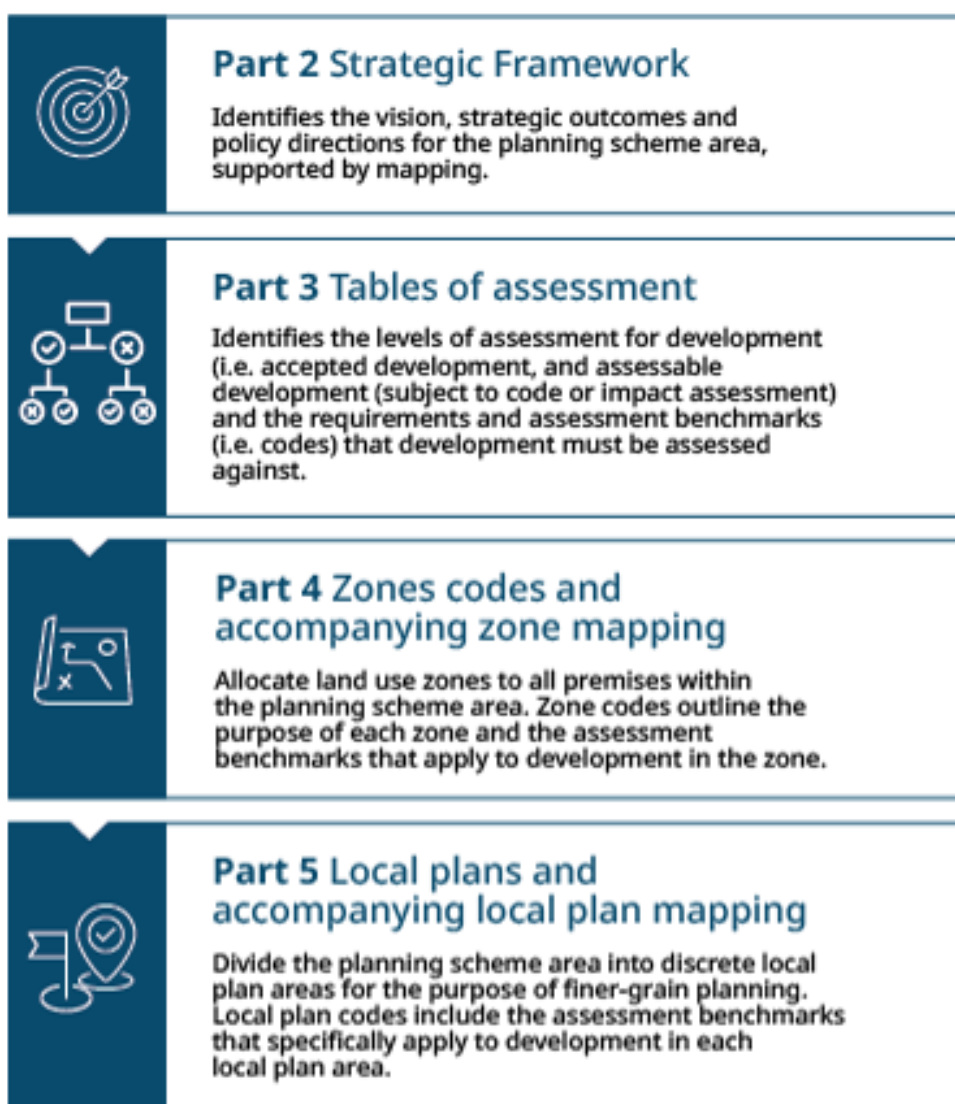
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Importantly, the LGIP enables council to levy infrastructure charges and set conditions on development approvals relating to its infrastructure networks. The proposed LGIP to support the proposed planning scheme is undergoing preparation and will be subject to separate public consultation at a future date.

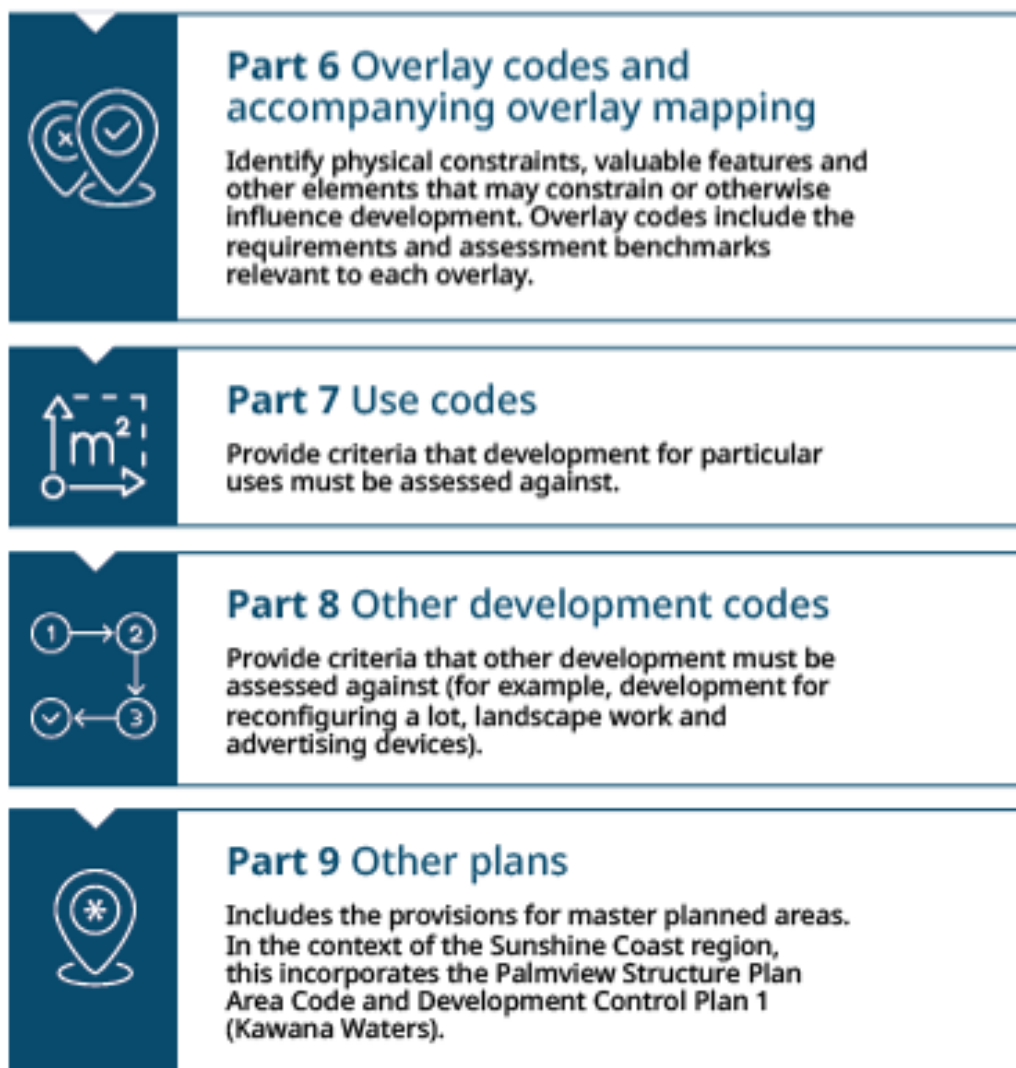
Volume 3 – Planning Scheme Policies

Planning Scheme Policies (PSPs) are provided to support the implementation of the planning scheme and provide technical standards and further information/guidance on how to meet the assessment benchmarks in the planning scheme codes. Importantly, PSPs do not have the same role or status as a planning scheme. For example, PSPs do not regulate levels of assessment for development or contain assessment benchmarks.

Figure 1 - Structure of proposed planning scheme



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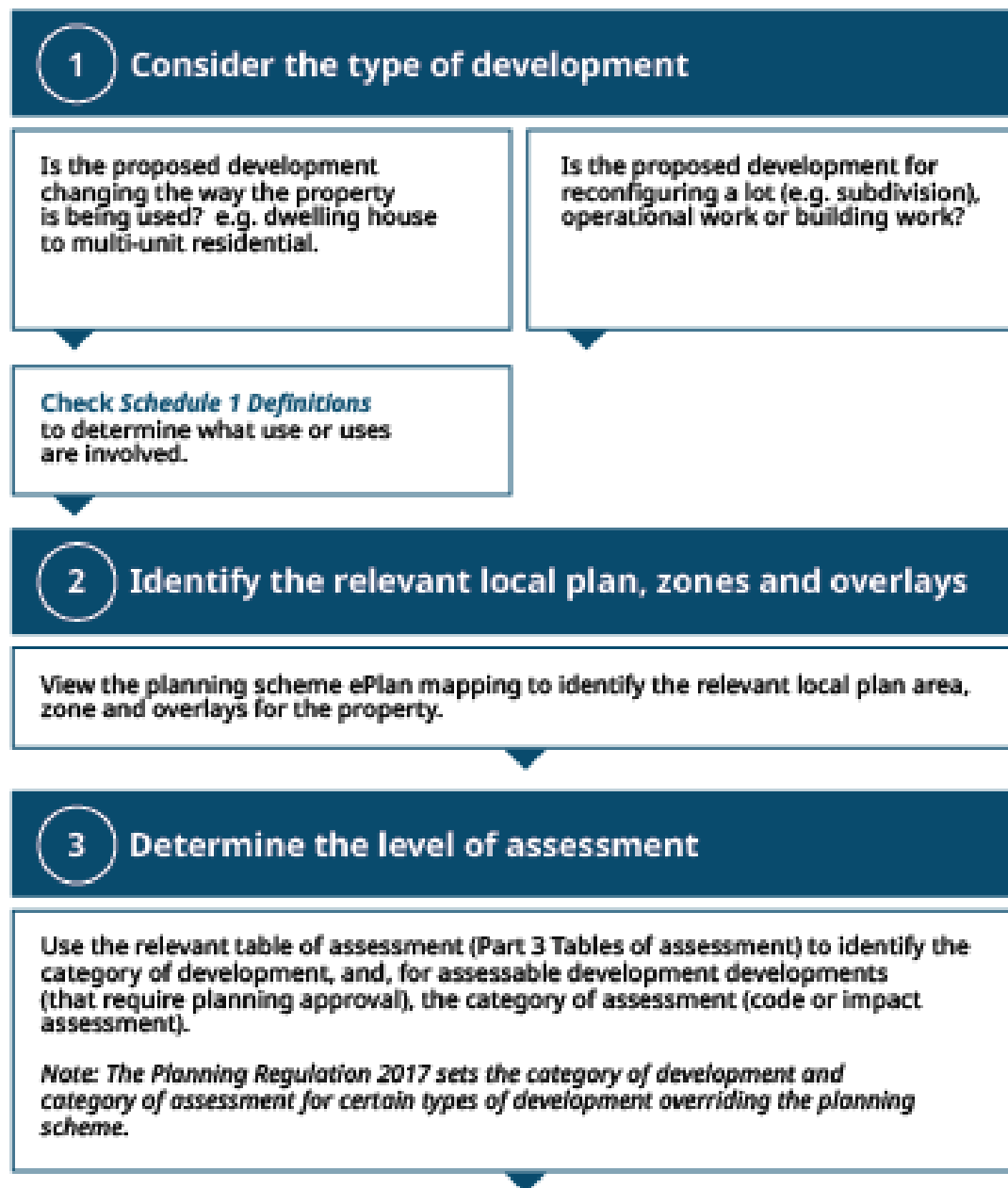


How do you find out if a development application to Council is required for a proposed development?

Section 1.3.2 (Determining the category of development and category of assessment) in the proposed planning scheme identifies the process for determining whether a development application is required for a proposed development. **Figure 2 - Determining if a development application to Council is required** below provides a summary of this process. Note even if a development application is not required under the planning scheme, a building application or local law approval may still be required.

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Figure 2 - Determining if a development application to Council is required



Levels of assessment

Accepted Development		Assessable Development		Prohibited Development
May be allowed to happen with no planning approval, or if requirements are identified, only allowed to happen subject to the identified requirements. Note - Building approval may still be required even if no planning approval is required.	Where the requirements cannot be met, an application is required to Council.	Code Assessable Development is assessed against all codes identified in the planning scheme under the tables of assessment.	Impact Assessable Development is assessed against the whole of the planning scheme	Inappropriate development the State Government prohibits through legislation
No approval required	Development approval required			Prohibited

4 Submit development application to Council

Community consultation is not required for code assessable development.

Public consultation is required for impact assessable development. Submitters for impact assessable development applications have appeal rights in the Planning and Environment Court.

5 Council decides application

Council decisions also consider relevant development conditions and infrastructure charges that may apply where development is approved.

How do you find the relevant requirements for accepted development?

As noted above, there may be specific requirements that must be complied with for development to be “accepted”. Where this is the case, the tables of assessment in Volume 1, Part 3 will identify the development as “Accepted development subject to requirements”. The requirements (usually codes or parts of codes) are then identified in the final column of the table of assessment.

In the proposed planning scheme, codes are clearly divided into sections for accepted development and assessable development. Any requirements for accepted development and clearly identified and usually appear at the beginning of the code.

How do you find the relevant assessment benchmarks for assessable development?

For assessable development, the proposed planning scheme contains ‘assessment benchmarks’, which are usually in the form of codes. The relevant assessment benchmarks are identified in the tables of assessment in Volume 1, Part 3.

Assessment benchmarks are a set of rules that seek to regulate development. These provisions identify desired planning outcomes and are used by Council to assess the suitability of development. They usually take the form of ‘Performance Outcomes’ and ‘Acceptable Solutions’ in codes. The various assessment benchmarks in the planning scheme work together to ensure development achieves the desired planning outcomes.

Local plans, zone codes, overlay codes, use codes and other development codes may reference planning scheme policies that contain technical requirements, specifications and accepted standards, or provide guidance for achieving the assessment benchmarks in these codes.

There is a hierarchy to how assessment benchmarks are read and applied, as shown in the graphic below (**Figure 3 - Hierarchy of assessment**). If there is inconsistency between provisions, a higher order benchmark will prevail over a lower order benchmark.

Figure 3 - Hierarchy of assessment



How do assessment benchmarks apply?

Code assessable development is assessed only against the assessment benchmarks identified in the applicable tables of assessment in Volume 1, Part 3.

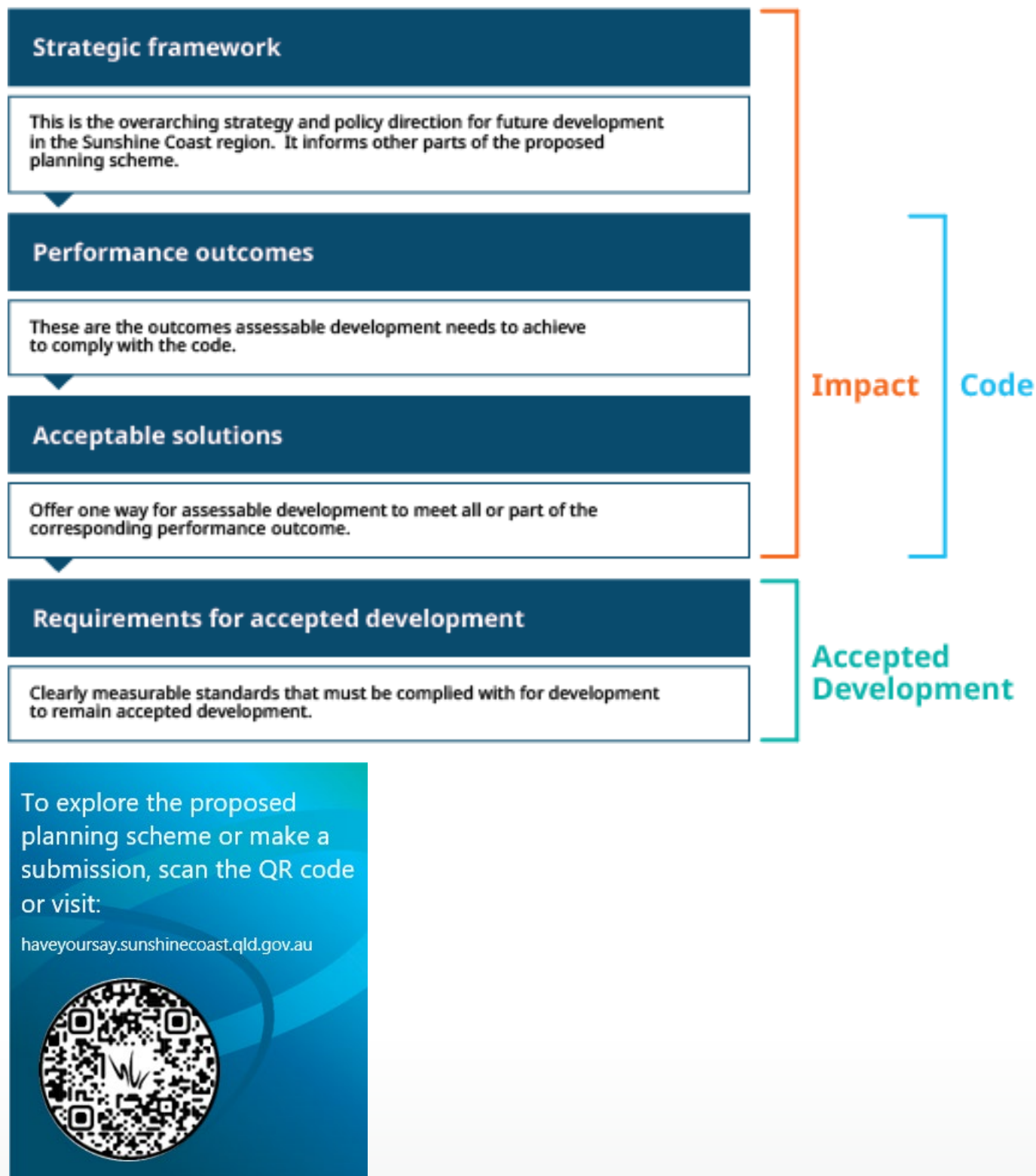
Impact assessable development is assessed against the whole planning scheme. Impact assessable development applications also require public notification, enabling the public to make a submission on planning matters associated with the development. Any person who makes a properly made submission on a development application has a legal right to appeal the council's decision to the Planning and Environment Court.

Council will assess the application for compliance with the relevant assessment benchmarks. Detailed rules for how to determine compliance with the planning scheme are contained in Section 1.3 Interpretation of the proposed planning scheme and is also summarised below in **Figure 4 - Level of assessment and applicable criteria**.

The *Planning Act 2016* also details matters that assessable development needs to be assessed against and rules for the assessment of development applications.

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Figure 4 - Level of assessment and applicable criteria



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