

Key elements of a planning scheme

What is a planning scheme?

A planning scheme is an important document that provides the blueprint for what can be built where and how land is intended to be used and developed, while also ensuring the things we love about our region are protected and enhanced.

Sunshine Coast Council is in the process of preparing a new planning scheme that will replace the current *Sunshine Coast Planning Scheme 2014*. Amongst other things, reviewing the current planning scheme helps ensure that we keep ahead of the forecast growth for our region and responsibly plan for the opportunities and challenges that this growth will bring.

If you'd like to learn more about what a planning scheme can and cannot do, as well as how it may affect you, visit this [website](#).

Key elements of a planning scheme

A planning scheme is a large legal document, comprising text and mapping elements, covering many different aspects of development and the planning matters that need to be addressed. The order and effect of these different elements is important to how a planning scheme is read and applied. There are rules in a planning scheme that determine which elements prevail over others and how to address any conflicting outcomes between them.



The **STRATEGIC FRAMEWORK** provides the 'bigger picture' long term planning vision for our region. It identifies the vision, strategic outcomes and policy directions for the planning scheme area, supported by mapping.

LOCAL PLANS divide the planning scheme area into discrete local plan areas to support the individuality and vibrancy of our distinct communities. Local plan codes focus on locally focused outcomes and provide more detailed assessment provisions.

ZONES identify the type of land uses that may occur in a particular area, with every property included in a zone. Examples include the Low Density Residential Zone, Local Centre Zone and Industry Zone. Each zone has its own code that includes the intent for the zone, assessment provisions and may also include a table of consistent and potentially consistent uses.

OVERLAYS identify physical features or values that need to be carefully considered in the development process. Examples include maximum building height, heritage buildings and natural hazards such as flood and landslide. Each overlay has its own code with specific assessment provisions.

The **TABLES OF ASSESSMENT** are used to determine how different types of development will be assessed. They outline the level of assessment for development (e.g. whether a development application is required) and the codes that development must be assessed against.

CODES are a set of standards that must be followed to achieve good planning outcomes. Planning scheme codes typically come in a variety of forms including Zone Codes (for each zone), Local Plan Codes (for each local plan area), Overlay Codes (e.g. Bushfire Hazard Overlay Code), Use Codes (e.g. Dwelling House Code) and Other Development Codes (e.g. Reconfiguring a Lot Code).

The **LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP)** includes plans for infrastructure networks (e.g. transport, stormwater, parks and land for community facilities) to support existing and planned development across the planning scheme area.

The planning scheme also includes mapping that visually displays the above elements, such as zone and overlay mapping.

State interests in planning schemes

There are a range of matters that must be considered when preparing a new planning scheme, including state interests. State interests are important planning matters identified by the State Government that must be considered in the plan-making process. For the Sunshine Coast, these interests are primarily set out in the [State Planning Policy](#) (SPP) and the [South East Queensland Regional Plan 2023](#).

State interests cover topics such as liveable communities, economic growth, environmental protection, infrastructure and natural hazards resilience.

If you'd like to learn more about how the State Government influences local planning, view the Role of the State Government in planning information sheet.

What next?

To find out more about the New Sunshine Coast Planning Scheme Project, visit [Council's website](#).

Disclaimer The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the proposed planning scheme. **Disclaimer** The contents of this information sheet deals with technical matters in a summary way only