

How to read a planning scheme

What is a planning scheme?

A planning scheme is our plan for how the Moreton Bay Region will develop and respond to change in the long-term. It is a legal document that provides a local framework for managing future growth and development.

Planning schemes:

- set a vision for the local government area
- contain state, regional and local policies
- regulate development
- identify desired outcomes for assessing proposed development
- plan for major infrastructure networks.

Planning schemes are drafted and implemented following Queensland's performance-based planning system. This system is explained in the [Town planning information sheet](#).

Why have a planning scheme?

Every local government in Queensland is required to prepare a planning scheme under the *Planning Act 2016*. In our region, this is the [Moreton Bay Regional Council Planning Scheme 2016](#) (MBRC Planning Scheme).

Planning schemes help us understand and make informed decisions about what development can occur where and how it will be appropriately managed. Planning schemes are also used to assess development against desired outcomes to deliver the vision for our region.

Planning schemes are one of many tools used to manage development. Other tools can include incentive programs, investment, education, community engagement, building regulation and asset management.

Plans that overrule a planning scheme

Certain types of plans overrule and sit outside a planning scheme. These include:

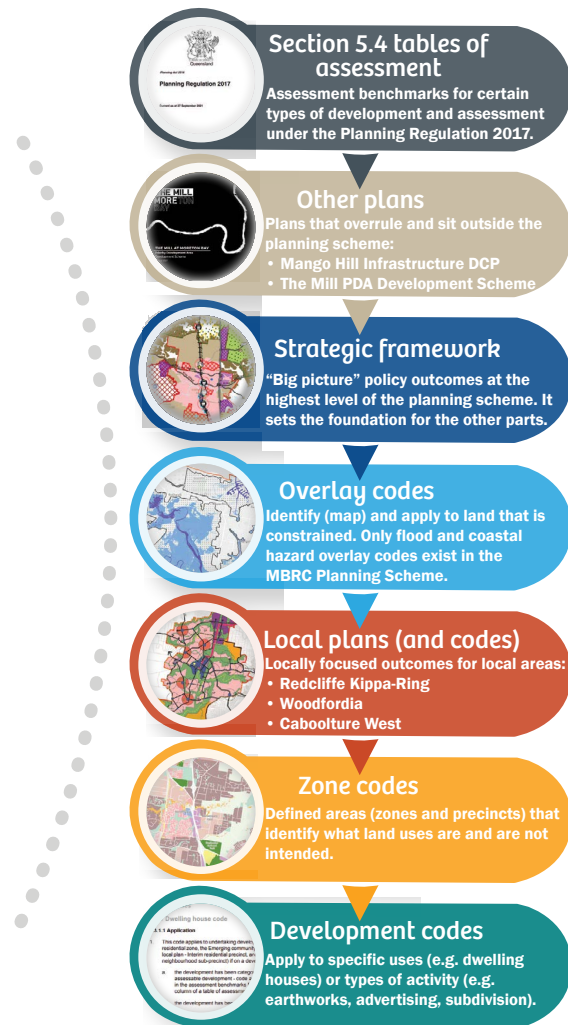
- Priority Development Area (PDA) Development Schemes
- Temporary Local Planning Instruments (TLPis)
- Development Control Plans (DCPs)
- variation approvals – development approvals that vary the effect of the planning scheme over premises.

More information about these types of plans is included in the [Town planning information sheet](#) and the [Frequently Asked Questions - town planning information sheet](#).

Planning scheme parts

The MBRC Planning Scheme is made up of many parts. The order of the different parts is important to how the planning scheme is read and applied. This is known as the “**hierarchy**” of the planning scheme. The hierarchy establishes “rules” that identify which parts apply over others and when, for example how to deal with outcomes that may be different between the parts.

The graphic below shows which parts of the planning scheme make up this hierarchy when assessing development.



The planning scheme also includes mapping that spatially represents the above parts, like zone and overlay mapping. This can be viewed through [Council's interactive maps](#).

While also part of the planning scheme, a Local Government Infrastructure Plan (LGIP) is its own separate part that plans for infrastructure networks (e.g. roads, water, sewerage) to service areas of the region in line with future development.

What is development assessed against?

The planning scheme contains a series of assessment benchmarks, found in each of the above parts. **Assessment benchmarks** are the requirements that identify what is expected of development and are used by Council to assess development.

Assessment benchmarks work together to ensure development achieves the desired outcomes. They are typically presented in a table format and referred to as “codes”.

Where to find the relevant assessment benchmarks?

The planning scheme uses **tables of assessment** to identify which assessment benchmarks apply to the type of development proposed. Assessment benchmarks are identified for:

- **accepted development subject to requirements** - does not require a development approval *if* all the assessment benchmarks are met
- **assessable development** - requires a development approval and a broader assessment is undertaken against the assessment benchmarks.

Tables of assessment are also used to determine what (if any) development approval is required and the type of assessment to be undertaken.

Sometimes, tables of assessment may identify circumstances that must be met first for the type of development and assessment benchmarks to apply. These are known as “**thresholds**”.

How is development assessed?

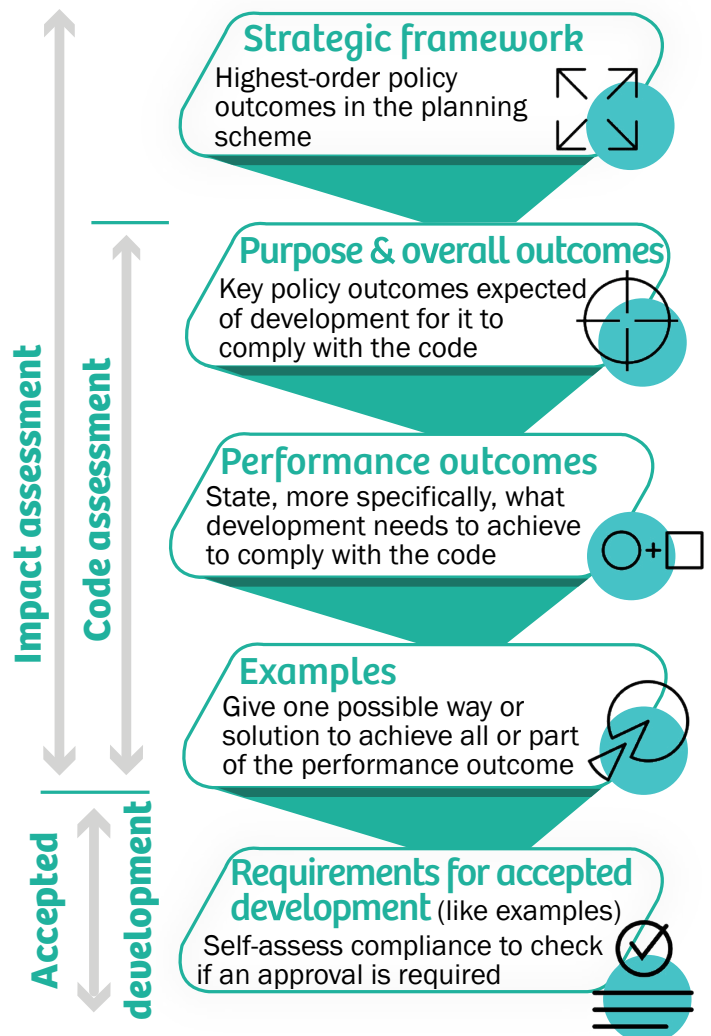
Assessment benchmarks have a hierarchy to how they are read and applied too, as shown in the graphic to the right. Not all these assessment benchmarks apply to all types of development and assessment.

For example, accepted development subject to requirements is only assessed against the relevant requirements for accepted development (RADs), and the development must comply with these to remain accepted (i.e. to avoid a development approval).

Assessable development includes code and impact assessment as explained in the [Town planning information sheet](#).

- **Code assessment** can only be assessed against the **identified assessment benchmarks** (i.e. codes), and the assessment is more “focused” on those matters only.
- **Impact assessment** is assessed against the identified assessment benchmarks, as well as the **whole planning scheme** (as relevant). This includes the strategic framework, which is only relevant to impact assessment.

The Planning Regulation 2017 also contains assessment benchmarks for code and impact assessment.



Find out more

Please contact Council on **(07) 3205 0555** and ask to speak to the planning scheme team or email mbrcplanningscheme@moretonbay.qld.gov.au