

# TOWN PLANNING

## FACT SHEET

Version 2 - May 2022

### What is town planning?

“Town planning”, often referred to as “land use planning” or simply “planning”, is the process of making decisions that guide and shape the future of our communities. It focuses on the social, cultural, economic and environmental outcomes we want in the places we live, work, visit and invest. Planning supports governments in making these decisions with their communities.



There are two parts to planning:



#### Planning for future growth

Setting a long-term vision for how our region will develop and defining policies to get us there.



#### Assessing development proposals

Assessing and deciding development proposals against Council's plans.

These parts work together. Planning for future growth provides the overall direction and strategy for an area, while assessing development proposals implements the direction and strategy “on the ground”.

Moreton Bay Regional Council (MBRC) plans for the future to ensure:

- our region continues to be a liveable and attractive place
- growth is managed
- the right infrastructure is in place
- our environment is sustained for future generations.

### Queensland's planning system

Queensland's State Government has a planning system that councils must follow when making their plans and assessing development.

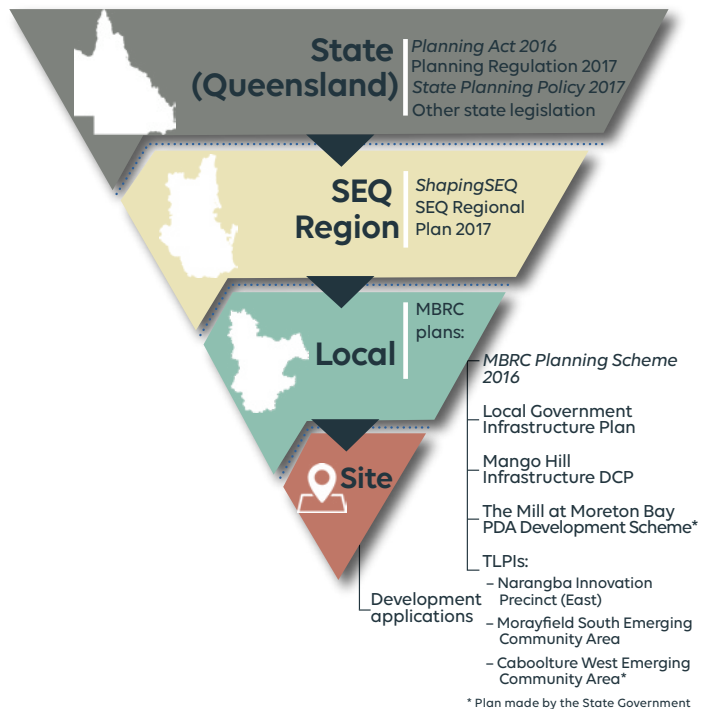
Planning in Queensland is governed by the *Planning Act 2016*. The Act provides the framework for planning to occur at different levels: state, regional, local and site.

The State Government has certain interests in planning, as well as goals and strategies for the South East Queensland (SEQ) Region. These are expressed in two key documents - the *State Planning Policy 2017* and the South East Queensland Regional Plan 2017 (*ShapingSEQ*).

*ShapingSEQ* is the plan that guides and manages growth in the SEQ Region. Moreton Bay Regional Council is one of 12 local government areas that make up the SEQ Region.

The State Government makes other plans that apply to specific local areas, such as Priority Development Areas (PDAs, e.g. The Mill) and Temporary Local Planning Instruments (TLPs, e.g. Narangba Innovation Precinct). Council can also make plans for specific local areas to address issues, such as neighbourhood plans and formerly Development Control Plans (DCPs, e.g. Mango Hill).

Your council is required under law to reflect the State Government's plans in planning for our region.



Moreton Bay Regional Council's planning must be consistent with the State Government's planning legislation. This applies to all councils and ensures the state's planning policies and directions are consistently integrated across Queensland.

The State Government (through the Planning Minister) has powers to overrule Council's decisions where they do not meet the state's planning legislation, or policy matters overseen by the State Government.

### Growth and change in the Moreton Bay Region

The Moreton Bay Region is the third largest local government in Australia by population. It will continue to be a popular region to live, work, visit and invest in the future.

ShapingSEQ sets a framework for growth in the SEQ Region over a 25-year period (2016–2041). This includes population growth and the dwellings required to house everyone, employment growth as more jobs are created, and investment in infrastructure to better connect the region.

Through ShapingSEQ, the State Government sets minimum targets for each council to meet this expected growth and to “share the load” across the SEQ Region.

ShapingSEQ requires Council to plan for a minimum 88,300 new dwellings to be built in the Moreton Bay Region between 2016 and 2041. However, more recent State Government population projections suggest that approximately 90,000 more dwellings will need to be built to accommodate an additional 210,000 residents between 2021 and 2041.

By 2041



100,000

new jobs



16,000

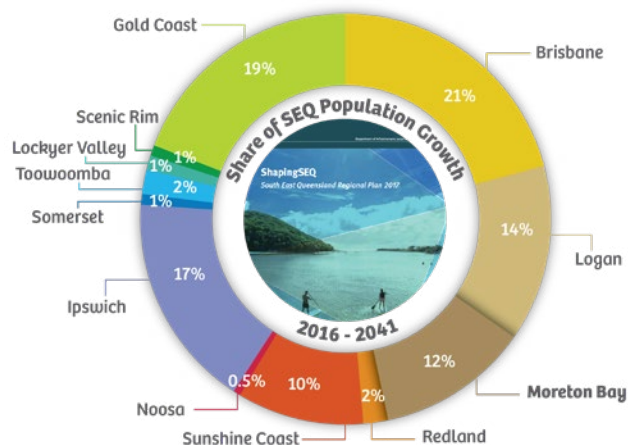
new businesses



\$40 billion

regional economy

This will create more local employment opportunities, lower unemployment rates, reduce travel times to work and support a skilled and prosperous economy for our region.



SEQ population growth required to plan for compared with other councils (Source: ShapingSEQ)

Your council is also preparing a series of corporate strategies that will set a roadmap for how forecast population growth will be managed in our region to 2041 and beyond. Once complete, these strategies will inform relevant updates to key planning and other Council documents.

### Why are we seeing growth and change?

SEQ is a fast-growing region and many more people are wanting to call this corner of the state home; in fact, 5.3 million people will be by 2041. The Moreton Bay Region is growing alongside the rest of SEQ due to:



People moving to urban areas



Affordable living options



More jobs and services



Investment in infrastructure



Beautiful natural environment



A well-connected region




Strong employment areas




Lifestyle and subtropical climate

By 2041



90,000 dwellings

planning for an additional




210,000 residents

planning for an additional

ShapingSEQ plans for this growth to be in:


- **‘Consolidation’ areas**  
(i.e. redeveloping existing urban areas in established neighbourhoods)
- **‘Expansion’ areas**  
(i.e. developing non-urban areas, often referred to as emerging community areas).

By 2041



55%

of all new dwellings will be in Consolidation areas



45%

of all new dwellings will be in Expansion areas

The Moreton Bay Regional Economic Development Strategy (REDS) (2020-2041) plans for employment growth over the next 20 years to make Moreton Bay a bigger and bolder region with a brighter future for its residents. Council has set targets within the REDS to create:

**How does Council plan for future growth?**

Your council needs to ensure there are enough homes, facilities, infrastructure and services for these new residents and businesses. Council sets the policy direction for future growth in the region and to deliver appropriate development over the long-term. This is achieved through the *Moreton Bay Regional Council Planning Scheme 2016*.

The planning scheme provides a local planning framework for Council. It is still legally required to incorporate the range of state and regional policies but provides a more local response to the needs and changes in our communities.

Your council continually reviews and improves the planning scheme to respond to these issues.

Importantly, the planning scheme guides: what development can occur, how land can be used in different parts of the region, the approvals required, the outcomes to be met and what will be assessed by Council.

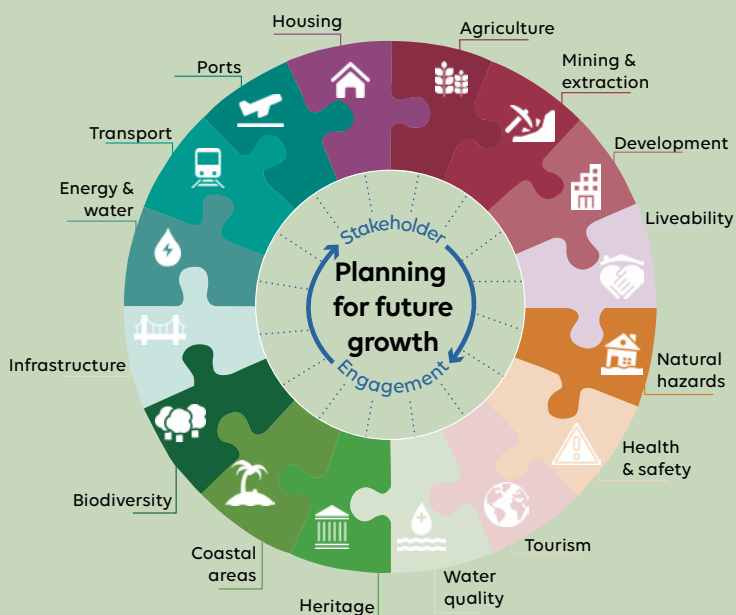
A **planning scheme** is a legal document that explains how and where future development should occur and be managed in the Moreton Bay Region.



The planning scheme also identifies what major infrastructure (e.g. roads, parkland) will be delivered to support growth.

Council considers and balances several outcomes in the planning scheme, for example, housing diversity, heritage, agriculture, natural hazards, biodiversity, transport and infrastructure.

Planning for future growth “weighs up” all these considerations to deliver good outcomes. This process can be complex and often involves trade-offs being made between the competing interests of stakeholders.



**Infrastructure**

Your council works with Unitywater, the State Government’s Department of Transport and Main Roads and other agencies to deliver infrastructure across our region. Planning for infrastructure at a council level occurs through the Local Government Infrastructure Plan (LGIP).

Infrastructure must be planned in line with the growth expected in our region. Infrastructure needs to be sequenced to service new development efficiently and meet demand.



**Environment**

The environment is considered in all of your council’s decisions for our communities. The State Government identifies and sets policies around matters of environmental significance, including koalas. Your council has implemented policies that further protect our local values, while remaining consistent with these state matters.



### How does Council assess development proposals?

The planning scheme can require a development approval to undertake different types of development. These types of development are shown below. Approvals can be required from Council and/or the State Government.

Council and/or the State Government receives, assesses and decides development applications following a set legal process (development assessment process) and *Development Assessment Rules*. Depending on the type of development applied for, the community may need to be notified and consulted prior to a decision being made.

Development applications can be searched and viewed online through Council's DA Tracker after they have been properly lodged with Council. DA Tracker allows you to find out more about a development application and follow it through the assessment process:

[www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker](http://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker) :

### Performance-based planning

In Queensland, the planning system is performance-based. Performance-based planning focuses on the outcomes expected of development. Rather than specific "hard and fast" rules, it considers how appropriate development is depending on its characteristics and impacts. This provides flexibility in how development can meet required standards.

Under the performance-based system, councils cannot prohibit any development or a development application from being made. Council is legally obliged to consider each development application received on its individual merits.

 The *Planning Act 2016* sets out for Council what development is and how development can be assessed and decided




#### DEVELOPMENT CAN BE:

<p>Changing how land is used or operated</p>  <p>(Material change of use)</p>	<p>Subdividing or changing land boundaries</p>  <p>(Reconfiguring a lot)</p>	<p>Certain work to buildings or structures</p>  <p>(Building work)</p>	<p>Structural work on land</p>  <p>(Operational work)</p>	<p>Plumbing or drainage</p>  <p>(Plumbing or drainage work)</p>
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#### THE PLANNING SCHEME:

-  Sets out what development is preferred where
-  Identifies what approvals are needed
-  Says what standards apply, e.g.
  -  Building height
  -  Site cover
  -  Car parking

#### OTHER CONSIDERATIONS:

-  Other legislation (e.g. *Building Act, Plumbing and Drainage Act*)
-  State is required to see certain applications and give approval (e.g. some environmental activities)
-  Third parties may be required to give advice (e.g. Energen)

#### ASSESSMENT CATEGORIES CAN STATE:

<p>No approval is required</p>  <p>(Accepted development)</p>	<p>No approval is required if meeting certain requirements</p>  <p>(Accepted development subject to requirements)</p>	<p>Approval is required from Council and the application may be seen by State Government</p> <p>The community can have a say</p> <table border="1"> <tr> <td> <p>Subject to assessment</p>  <p>(Code assessable)</p> </td> <td> <p>Subject to broader assessment</p>  <p>(Impact assessable)</p> </td> </tr> </table>	<p>Subject to assessment</p>  <p>(Code assessable)</p>	<p>Subject to broader assessment</p>  <p>(Impact assessable)</p>
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#### ASSESSING DEVELOPMENT:

Council assesses the development according to the requirements set out in:

- law
- the planning scheme

#### A DECISION IS MADE TO:

Being a performance-based assessment, Council looks at the expected outcomes from the development.

-  Approve the development with conditions
-  Refuse the development with reasons

### Find out more...

Council's website is being regularly updated with information about planning matters your council is working to address and current planning projects: <https://www.moretonbay.qld.gov.au/Services/Projects>

Council will also continue to review our planning policies and improve or amend the planning scheme.

There are a range of amendments that can occur, taking anywhere between 12-24 months, and most will involve public consultation. Council will reach out to our communities via Your Say Moreton Bay as amendments are undertaken. Register your interest to ensure you have your say: <https://yoursay.moretonbay.qld.gov.au/>

The State Government website also contains useful information about the state planning framework: <https://planning.statedevelopment.qld.gov.au/>