

Scenic Rim Planning Scheme 2020

Overview of the Planning Scheme - June 2023

Part 1 About the Planning Scheme

This section identifies the framework of the Scenic Rim Planning Scheme, the location in which applies, notes on how to correctly interpret and use the planning scheme, outlines the Building Work assessment provisions that are regulated under the planning scheme, and provides examples of what the Local Government considers to be a Temporary Use.

Part 2 State Planning Provisions

The Minister for Planning identifies the state policies that have and have not been appropriately integrated into the Scenic Rim Planning Scheme, as well as the state policies that are not applicable to the Scenic Rim region.

Part 3 Strategic Framework

The Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the Scenic Rim region for the life of the planning scheme. Its content must be considered as part of an impact assessable development application along with the rest of the planning scheme.

The strategic framework includes the:

- regional context and strategic vision;
- themes that collectively represent the policy intent of the scheme; and
- strategic outcomes proposed for development in the planning scheme area for each theme.

Part 4 Local Government Infrastructure Plan

The Local Government Infrastructure Plan (LGIP) identifies plans for trunk infrastructure that are necessary to service urban development to a desired standard of service in a coordinated, efficient and financially sustainable manner.

Part 5 Table of Assessment

Tables of assessment are used in the planning scheme to determine the level of assessment for development in a particular zone or precinct, or in a mapped overlay area. Part 5 helps to determine whether planning approval is required by identifying whether the proposed activity is "**Accepted**", "**Accepted subject to requirements**", "**Code**" or "**Impact**" assessable development.

Accepted development is development that does not require planning approval. **Accepted subject to requirements** is development that does not require planning approval provided that the development can meet all the relevant assessment benchmarks (i.e. the codes) identified in the planning scheme. If development does not meet all codes, an application for **code assessable** development is required and it is only assessed against the specific outcomes that are not met.

Assessable development is development that requires an application to be submitted to Council for assessment. There are two types of assessable development: **code assessable** development; and **impact assessable** development. **Code assessable** development is assessed against the relevant assessment benchmarks (i.e. the codes) identified in the planning scheme and does not involve public notification. **Impact assessable** development is

assessed against the whole of the planning scheme, including the strategic framework (Part 3). It also involves public notification.

Part 6 Zones

Zones are the primary layer of the planning scheme and all land within the planning scheme is included in a zone (with the exception of roads and waterways). Zones can have codes (called zone codes) that are applicable to all properties located in that zone. Precincts may be used within zones to provide a more refined planning intent for specific areas. Precincts remain within zone boundaries and do not cross over different zones.

A precinct may vary the provisions (for example height, gross floor area, scale etc.) for areas in the zone.

Zone codes are required to be addressed in an application when the code is identified as relevant under **Part 5 Tables of Assessment** for the proposed development.

Note - You can check the zoning and precinct (if one applies) of a property using the [Scenic Rim Planning Scheme ePlan](#).

Part 7 Local Plans

There are no local plans for the Scenic Rim Planning Scheme.

Part 8 Overlays

The purpose of an overlay is to address state and local government interests by identifying areas that have one or more of the following characteristics:

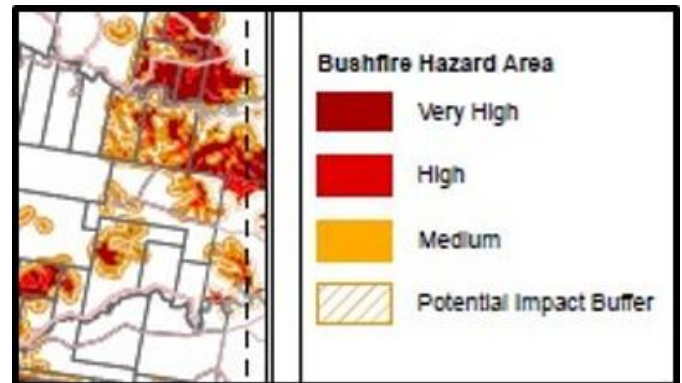
- there is a particular sensitivity to the effects of development;
- there is a constraint on land or development outcomes; and/or
- there are valuable resources present.

Overlays include, for example, Bushfire Hazard, Flooding Hazard and Local Heritage. Where development is proposed on sites partly affected by an overlay, the assessment criteria for the overlay only relates to the part of the site affected by the overlay.

Most overlays have codes (called overlay codes) that may be applicable to any property that has an

overlay identified on the mapping. Some overlays do not have codes and are for information or administrative purposes only (for example, they assist in the interpretation of other sections of the scheme). Overlay codes are required to be addressed in an application when the code is identified as relevant under **Part 5 Tables of Assessment** for the proposed development.

Note - You can check the if an overlay applies to a property using the [Scenic Rim Planning Scheme ePlan](#)



Part 9 Development Codes

Development Codes include:

- use codes; and
- other development codes.

Use codes are detailed codes specific for certain land uses such as Dwelling house, Home based business and Markets. Other development codes include codes that are not 'use' codes such as Infrastructure Design, Parking and Access, and Reconfiguring a Lot.

Development codes are required to be addressed in an application when the code is identified as relevant under **Part 5 Tables of Assessment** for the proposed development.

Part 10 Other Plans

This part identifies certain areas of the region that are governed by legislation and other statutory instruments which prevails or otherwise impacts the operation of the Scenic Rim Planning Scheme.

Note - You can check if an Other Plans Map applies to a property using the [Scenic Rim Planning Scheme ePlan](#).

Schedules

Schedule 1 Definitions is an important part of the planning scheme and this section assists in the interpretation of the planning scheme. It contains use definitions, defines activity groups (these are specific groupings of uses), Industry thresholds (provides examples of the different types of industry uses so you can choose the correct land use definition) and administrative definitions.

Schedule 2 Mapping is the part of the planning scheme that contains the mapping and these PDF maps are the point of truth should errors occur in any online mapping.

Schedule 3 Local Government Infrastructure Plan Mapping and Supporting Material contains the LGIP mapping.

Schedule 4 Notations Required Under the *Planning Act 2016* outlines decisions made under specific sections of the *Planning Act 2016* that impact the local government area.

Schedule 5 Designation of Premises for Development lists the infrastructure that is designated under section 42 of the *Planning Act 2016*.

Schedule 6 Planning Scheme Policies contains the detailed policies that support the design of development and assessment of applications.

Appendices

The appendices contain a list of the abbreviations and acronyms used in the planning scheme, as well as a table of the amendments made to the planning scheme.

Other Matters

In some cases, the *Planning Act 2016* and *Planning Regulation 2017* prescribe levels of assessment for certain types of development, which override a local government's planning scheme. Council's planning staff can assist in these matters.

If in any doubt, consult with Council's planning staff or a planning consultant to accurately determine a level of assessment.

Related Information

The following related factsheets can be found here on the Scenic Rim [Fact Sheets - Scenic Rim Regional Council](#)

- How do I determine a level of assessment for Material Change of Use? fact sheet;
- Overlays fact sheet; and
- Zone codes fact sheet.

Talk to a Planner

Council's Planners are available for confidential discussions to help you navigate the planning scheme and how it affects you. Call 07 5540 5111 or alternatively email mail@scenicrim.qld.gov.au to make an appointment.

For more information

The planning scheme and mapping is available to view on Council's website [Scenic Rim Planning Scheme – Scenic Rim Regional Council](#)

Hard copies of the planning scheme and mapping are also available for viewing at Council's Customer Service Centres.

Disclaimer

This fact sheet provides general information and is intended as a guide only. It may not be comprehensive in detail and as such, customers are encouraged to view the relevant sections of the *Scenic Rim Planning Scheme 2020* or talk to a planner. Fact sheets are prepared to assist the community in understanding parts of the planning scheme.