

November 2010

Fact Sheet 1 – Redlands Planning Scheme Overview

The Redlands Planning Scheme provides a framework for managing development in a way that seeks to achieve **ecological sustainability** by -

- identifying the outcomes sought for development in Redland City;
- providing criteria to determine whether development meets those outcomes.

The Redlands Planning Scheme regulates the following development –

- making a material change of use of premises, which is referred to as **“uses”** in the planning scheme;
- development, other than a material change of use of premises, including carrying out building work, operational work or reconfiguring (subdividing) a lot. This development is referred to as **“other development”** in the planning scheme.

Structure of the Redlands Planning Scheme

Part 1 – Introduction

Sets out the rules of the planning scheme.

Part 2 – Interpretation

Explains how to read the words used and defined in the planning scheme.

Part 3 – Desired Environmental Outcomes (DEOs)

DEOs are the highest level of outcome sought in the Redlands Planning Scheme. There are 6 DEOs that deal with -

- Natural Environment
- Character and Identity
- Community Health and Wellbeing
- Access and Mobility
- Essential Services
- Economic Development.

Part 4 – Zones

There are 24 zones that describe intended land uses for various areas. Zones may also include sub-areas, which vary the intended development, level of assessment, or assessment criteria over part of a zoned area. Maps show the zones and sub-areas in the Redlands.

Sub-areas are shown on the maps by a pink outline and a label. For example UR1 identifies the land as being in the Urban Residential Zone sub-area UR1.

Part 5 – Overlays

There are 14 overlays in the planning scheme. Overlays identify land that is sensitive to the effects of development, or constrained because of a value or hazard. Maps show the land affected by each overlay.

Part 6 – Use Codes

There are 29 use codes that detail assessment criteria for specific material changes of use.

Part 7 – Other Development Codes

There are 11 other development codes that detail assessment criteria for building works, operational works and reconfiguring (subdivision) a lot.

Part 8 – General Codes

There are 9 general codes that may be listed as assessment criteria for a range of uses or other development.

Part 9 – Schedules

There are 12 schedules that provide detailed criteria relevant to a number of codes and save repeating information throughout the planning scheme.

Part 10 – Priority Infrastructure Plan (PIP)

The PIP is currently being prepared and will outline infrastructure charges and the preferred sequence for the development of land within the Redlands.

Part 11 – Planning Scheme Policies (PSPs)

PSPs provide supporting information for the codes and save repeating information throughout the Redlands Planning Scheme.

Part 12 – Planning Scheme Notations

This Part will identify notations to the planning scheme, such as amendments as they occur and details of certain decisions of Council.

Outcomes sought by the Redlands Planning Scheme

In managing the effects of development on the environment, the Redlands Planning Scheme seeks to achieve outcomes within the following hierarchy -

- ➔ **Desired Environmental Outcomes (DEOs)**
- ➔ **Overall Outcomes**
- ➔ **Specific Outcomes**
- ➔ **Probable Solutions** for assessable development
- ➔ **Acceptable Solutions** for self-assessable development

Fact Sheet



Fact Sheet 1 – Redlands Planning Scheme Overview - Continued

Desired Environmental Outcomes are the highest level of outcome in the Redlands Planning Scheme.

Overall Outcomes are the purpose of a code. Overall outcomes list the outcomes that apply to all of a zone, overlay, use, other development or general code.

Specific Outcomes collectively contribute to achieving overall outcomes. They relate to issues such as environmental impacts, amenity, provision of infrastructure, building form and density. Development that complies with the specific outcomes complies with the code.

Probable Solutions are a guide to ways of achieving specific outcomes. Meeting all probable solutions will not necessarily achieve compliance with a code; that is the role of specific outcomes.

Acceptable Solutions are precise criteria to assess whether a development complies with self-assessment requirements.

Codes

Codes contain the assessment criteria and detail the outcomes sought by local government for various forms of development. There are 5 sorts of codes in the planning scheme - zone codes, overlay codes, use codes, other development codes and general codes.

Levels of Assessment

The tables of assessment in the zone and overlay codes establish the level of assessment for development.

In the Redlands Planning Scheme development may be, in order from lowest to highest, exempt, self-assessable or assessable (code or impact).

Exempt Development is detailed in the *Sustainable Planning Act or Regulation 2009* or the Redlands Planning Scheme. It does not require consideration against the planning scheme or lodgement of a development application. Exempt development is generally very minor in nature or required for the benefit of the community, such as basic infrastructure including underground cables or the like.

Self-Assessable Development is development specified in the *Sustainable Planning Act 2009* or detailed as self-assessable in the Redland Planning Scheme. Self-assessable development is assessed against the acceptable solutions of relevant codes. Self-assessable development that does not comply with all the acceptable solutions becomes assessable development. Self-assessable development does not require lodgement of a development application. Development is identified as potentially self-assessable when it is consistent with the zone and is not expected to generate negative impacts.

Assessable Development is development specified in Schedule 3, part 1 of the *Sustainable Planning Regulation 2009*, or detailed as code or impact assessable in the Redlands Planning Scheme.

Code assessable development involves assessment against the specific codes listed in the zone and overlay tables of assessment. Code assessable development requires lodgement of an application, is not advertised and does not have 3rd party appeal rights. Generally, code assessable development is consistent with the zone, but requires a more detailed assessment process.

Impact assessable development is assessed against all relevant provisions of the Redlands Planning Scheme. Impact assessable development requires lodgement of an application and public notification. Any submissions received are formally considered during the assessment process and allow for 3rd party appeal against the decision made by Council. Impact assessable development may be consistent with the zone but -

- could result in impacts that require significant consideration; or
- the local government believes should be publicly notified to allow community comment.

To determine the level of assessment for development firstly identify the level of assessment in the relevant zone then in any relevant overlay(s) for the use or other development. The resulting level of assessment is the highest level identified under the zone or overlay(s) as follows -

Zone Level of Assessment	Overlay Level of Assessment		
	Exempt	Self-Assessable	Code
Exempt	Exempt	Self-Assessable	Code
Self-Assessable	Self-Assessable	Self-Assessable	Code
Code	Code	Code	Code
Impact	Impact	Impact	Impact

Inconsistent Development

Where certain development types are likely to negatively affect the outcomes of a zone, they have been identified as "Inconsistent" development. This means that the onus of proof is upon the applicant to demonstrate that the development can be undertaken without negative impact, or the development is likely to be refused. Such development is identified as inconsistent in the zone and is Impact assessable.

Disclaimer -

This fact sheet is intended to help people gain an understanding of the Redlands Planning Scheme and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redlands Planning Scheme.