

FAQs – Planning Scheme Review 2026



What is a planning scheme?

A planning scheme is a legal document that contains all the policies and provisions that control land use and development in a local government area. Planning schemes have three main parts:

1. Maps showing how land is affected by zones and overlays
2. Ordinance setting out the written requirements of a planning scheme
3. Incorporated documents (such as the Code of Practice)

Every council in Victoria has its own planning scheme. A council is generally responsible for administering its own planning scheme to ensure land is used and developed in a way that delivers a net community benefit.

Visit [Planning Victoria](https://www.planning.vic.gov.au/) for more information about planning schemes.

What is a Planning Scheme Review and what does it involve?

A Planning Scheme Review is a regular, strategic review undertaken by Councils to assess how effectively their planning scheme is working and whether it aligns with local and State and planning objectives.

Actions undertaken for a Planning Scheme Review can include:

- A review of the state and local planning policy and strategies, including State Government reforms since the last review.
- A review of strategic work and planning scheme amendments commenced or completed since the last review.
- Consultation with key stakeholders including the community and regular users of the planning scheme
- An audit of local schedules to Zones, Overlays, Particular Provisions, General Provisions and Local Reference Documents.
- A review of VCAT decisions and Panel Reports since the last review.

Why is a Planning Scheme Review required?

Councils are required to review their planning scheme every four years in accordance with Section 12(B) of the *Planning and Environment Act 1987* (P&E Act). Once a review is complete, the findings are reported to the Minister for Planning.

What does the draft 2026 Planning Scheme Review Report include?

The draft report includes the assessment of:

- How effectively the current planning scheme is performing
- How the Shire is responding to the main drivers of change on the Peninsula
- What has been achieved and what has changed since the last Planning Scheme Review in 2023

- How well the Shire's planning policies align with emerging trends, major State Government reforms, and local needs
- Where any planning policy gaps exist, and what opportunities there are for Council to strengthen the planning scheme

Will the Planning Scheme Review affect my property?

No. The Planning Scheme Review does not make any changes to planning controls or policy affecting your property. Instead, it provides a high-level overview of planning issues affecting the Peninsula and identifies a range of recommendations and/or further work for Council to undertake to address these issues over time.

Any proposed changes to the planning scheme often required further investigation and community consultation, and can only be implemented through a separate formal planning scheme amendment process.

What can the community and other stakeholders influence in this review?

Community and other stakeholder input is an important component of the Planning Scheme Review process. It allows individuals, community groups, businesses, and other stakeholders to provide feedback, suggestions, and concerns about the planning scheme.

Your input can influence things like:

- Identification of planning issues facing the Peninsula
- Recommendations for future planning policy and strategic work
- Identification of policy gaps
- Identification of inaccuracies or errors in planning policies, ordinance or mapping

What things are beyond the scope of this review?

- Matters that are not related to land use planning and development under Victorian planning legislation. For example, property values, litter prevention, dogs off leash areas, Council rates, bin collection, etc.