

Assessable development

North Burnett Regional Council
Planning Scheme



WHAT IS "DEVELOPMENT"

Planning schemes in Queensland regulate and manage 'development', a term defined in the *Planning Act 2016*. This information sheet explains the different aspects of development and the categories of assessment. Not all projects involve 'development' and not all development requires approval from the Council.

This Information Sheet explains the categories of assessment and development.

LOOK AT WHAT'S INSIDE:

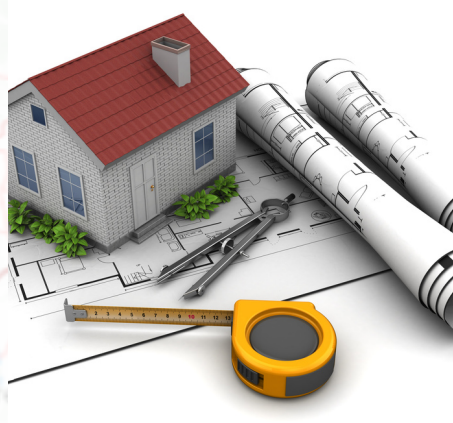
What is development
Aspects of development
Categories of assessment and development

development means—

- (a) carrying out—
 - (i) building work; or
 - (ii) plumbing or drainage work; or
 - (iii) operational work; or
- (b) reconfiguring a lot; or
- (c) making a material change of use of premises.

DEFINITION: PLANNING ACT 2016

This information sheet focuses on **material change of use**, **reconfiguring a lot**, and **operational work**.





OPERATIONAL WORK

operational work means work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises.

DEFINITION: PLANNING ACT 2016

EXAMPLES: OPERATIONAL WORK

- 1. filling a lot subject to flood
- 2. subdivision works for a new estate
- 3. placing a billboard on premises
- 4. constructing a dam

IS IT ASSESSABLE

Development can be one of three categories'— prohibited', 'assessable', or 'accepted' determined through a 'categorising instrument', either the Council's planning scheme or the *Planning Regulation 2017*. The regulation prevails if there is any conflict between the two.

CATEGORIES IN THE PLANNING SCHEME

The planning scheme categorises development through the tables in Part 5.

IMPACT ASSESSMENT

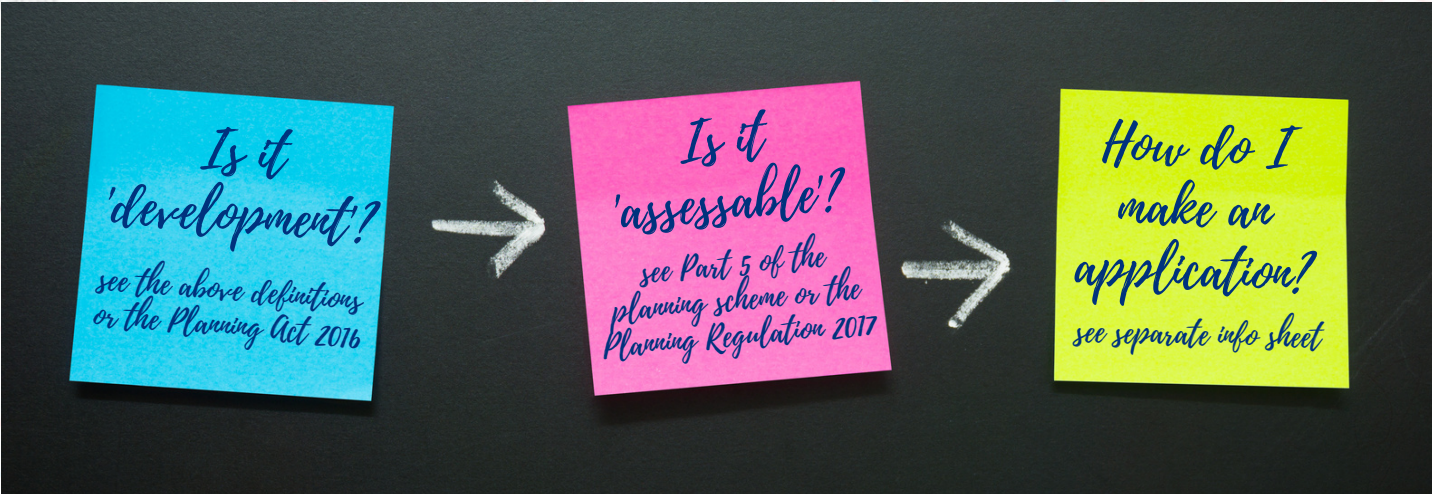
An impact assessable application needs to be publicly notified and allows submitter appeal rights.

CODE ASSESSMENT

The Council assesses code assessable development applications against the relevant codes. There is no public notification or submitter appeal rights.

ACCEPTED DEVELOPMENT

Development can be accepted, or accepted If complying with the acceptable outcomes in a particular code. Accepted development does not need a Council approval under the planning scheme, although it may need other approvals such as a building approval.

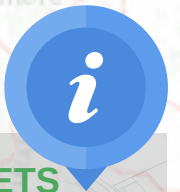




CATEGORIES IN THE PLANNING REGULATION

Sometimes the *Planning Regulation 2017* also categorises development. See sections 18, 19, 20 and 20A, and Schedules 6, 7, 9, and 10.

- Schedule 6 identifies development that the planning scheme cannot make assessable.
- Schedule 7 identifies accepted development
- Schedule 9 categorises building work under the Building Act
- Schedule 10 categorises a range of particular development (eg. airport, brothels, clearing native vegetation, contaminated land etc)



OTHER INFORMATION SHEETS

- development tips
- making an application
- application process
- overlays

FACILITATING GOOD ECONOMIC DEVELOPMENT

We have a long and proud history of development, prosperity and resilience. With readiness we also face challenges including distance, drought, flood and connectivity. Always receptive to new technology and new ideas, as the digital revolution continues to disrupt and expand economies around the world, North Burnett is gearing up to make the most of emerging opportunities.

The Council is committed to drive ongoing economic growth and innovation in North Burnett.

North Burnett Regional Council aims to be an innovation leader – a destination for business, investment and skills.

Contact Us

Call us for more information about the planning scheme and making an application.



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