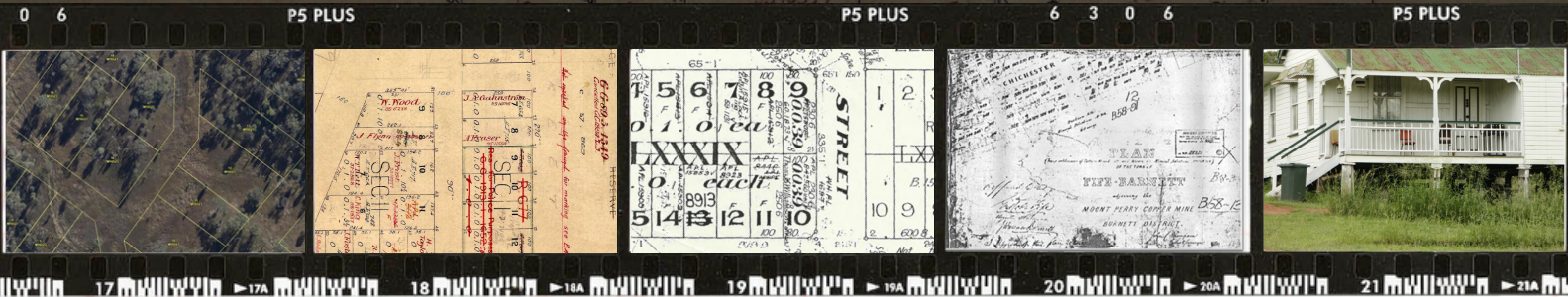


Historic lots

North Burnett Regional Council Planning Scheme



WHY 'HISTORIC LOTS'

SCHEME OVERLAYS: THE BASICS

Firstly, to recap how overlays in the scheme work—Council's information for overlays explains planning scheme overlays as part of the Council's planning scheme mapping that applies over the top of zoning. All land is in a planning scheme zone, but some lots or parts of lots have additional mapped areas with special features. There are eight overlays—Agricultural land, Bushfire hazard, Extractive resources and mining, Flood hazard, Historic lots, Infrastructure, Matters of State Ecological Significance, and Stock route network. These are either mapped on Council's interactive mapping or in the Queensland Government SPP interactive mapping.

WHAT ARE 'HISTORIC LOTS'

Historic lots, sometimes referred to as 'paper subdivisions', are lots on a Titles Office survey plan but generally have no, or limited, tangible features on the ground.

This Information Sheet explains the 'Historic lots overlay' in the planning scheme, and how it affects the need for approvals.

LOOK AT WHAT'S INSIDE:

Historic lots and the scheme
Some requirements
The process





Being undeveloped, historic lots generally have no formed roads, stormwater drainage, sewerage, water service, electricity or telecommunications. Most lots were created early last century or even earlier and generally remain vacant.

Even with the lack of services, land owners may expect that future zoning and market conditions will make it possible to build a house and that the government or council will fund the required infrastructure. This is a situation that occurs throughout Queensland and in other States.

HISTORIC LOTS AND THE SCHEME

The planning scheme contains several provisions that affect historic lots—

1. Overlay maps—accessed via Council's interactive mapping, show historic lots in places such as Abercorn, Bancroft, Byrnestown, Dallarnil, Didcot, Eidsvold, Ideraway, Kalpowar, Lakeside, Mulgildie, Monto, Rawbelle, and Wetheron; The overlay means that those lots are both in the Historic lots overlay and in a zone such as a Rural zone, Rural residential zone or General residential zone.

2. Assessment categories—the Tables of Assessment indicate what type of application, if any, is required for development—'Dwelling house' in the Rural, Rural residential and General residential zones does not need approval under the planning scheme if complying with the acceptable outcomes of the Dwelling house code. Only an approval for building work is required.

3. Dwelling house code—includes requirements such as obtaining 'lawful access from a constructed road'.

4. Definitions—including constructed road...

Constructed road means a State controlled road or a road identified on Council's interactive mapping as a 'local road'.

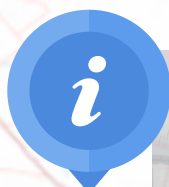
PLANNING SCHEME EXTRACT

IF NOT COMPLYING WITH THE CODE

The Council has the discretion to approve a development application even if it does not comply with an acceptable outcome, such as not having lawful access to a 'constructed road'. The Council must base its assessment and decision on the relevant performance outcome—

PO1 The Dwelling house incorporates or connects to infrastructure and services appropriate to its setting and commensurate with its needs.

PLANNING SCHEME EXTRACT



OTHER INFORMATION SHEETS

- assessable development
- regulated land use definitions
- making an application



SOME REQUIREMENTS

AN APPROVAL MAY BE SUBJECT TO CONDITIONS

For example, dwelling houses need to have vehicular access. Such access should not increase the maintenance demands on the Council. In some cases, a house on an historic lot would need sealed roads, kerb and channel and underground drainage—for example, on slopes with erodible soils. Stormwater would damage roads and cause environmental harm.

Contact Council's Development Services section to find out more.

FIND OUT ABOUT COUNCIL'S ENGINEERING STANDARDS

It may be necessary to construct infrastructure, such as roadworks or drainage. The design and construction of any new works would need to comply with the relevant standards, including those set out the policy available from Council's website at

https://northburnett.qld.gov.au/wp-content/uploads/2021/09/2020_NBRC-Planning-Scheme-Policy-SC6-2-Works-Rev1.0-170820.pdf

Approval to carry out the works is necessary before starting.

Dwelling house code Acceptable outcomes

AO1.1 Where located on a lot within a water supply area and sewerage area, any new dwelling house connects to the reticulated water supply and sewerage networks.

AO1.2 Where not located within a water supply area and sewerage area, any new dwelling house connects to reticulated water supply network or water supply system with a minimum capacity of 45,000 litres.

AO1.3 Stormwater discharges to a lawful point of discharge.

AO1.4 Any new Dwelling house has lawful access to a constructed road.

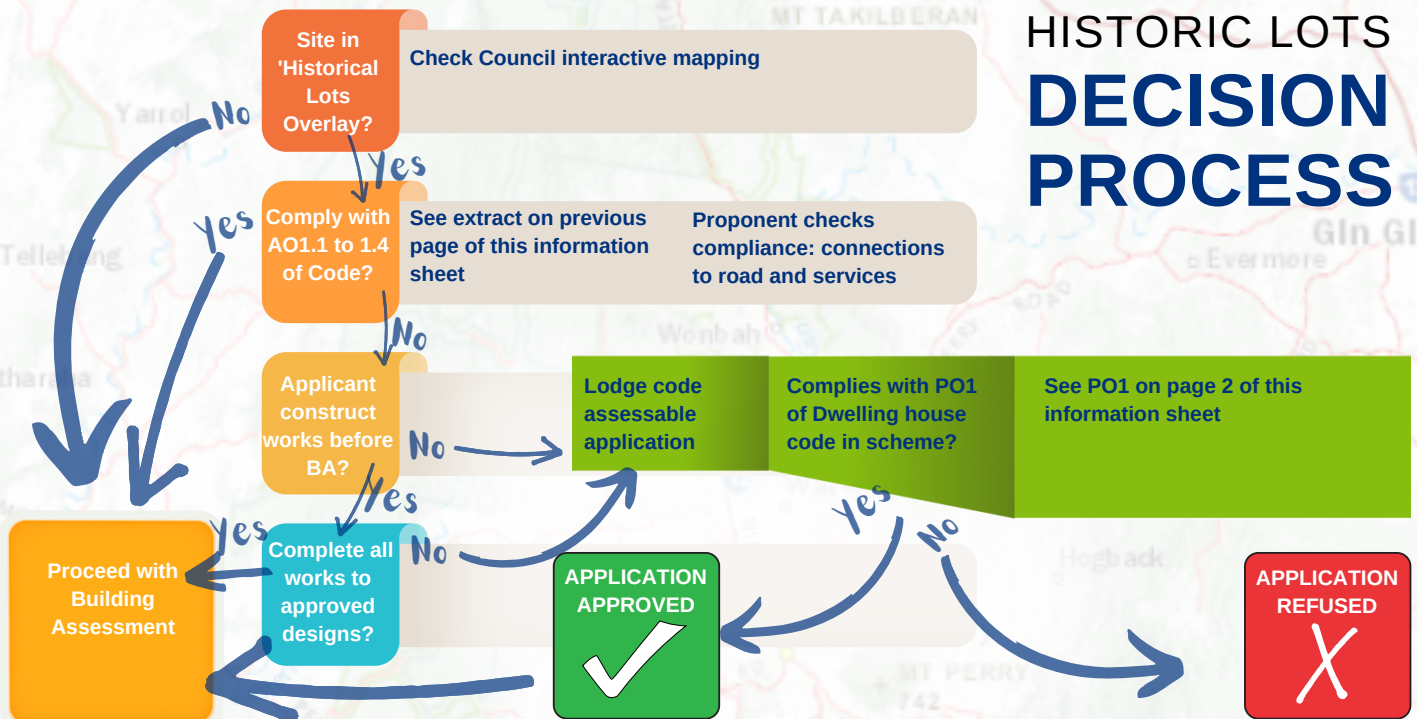
PLANNING SCHEME EXTRACT

Lawful point of discharge for stormwater



A lawful point of discharge is not a term defined in any planning legislation. Obtaining a lawful point of discharge relies, however, on a test whether new discharge requires the consent of the downstream landowner. Consent would be needed if the development changes the characteristics of the stormwater such that it causes damage or nuisance. Changes might be due to diversion, concentration, frequency, duration, velocity, volume, or quality. Discharging stormwater via new infrastructure works may also require Council approval.

HISTORIC LOTS DECISION PROCESS



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 the 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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