

# 2014

# NORTH BURNETT REGIONAL Planning Scheme

## Common uses & zones

Info Sheet

# 11

This information sheet introduces the most commonly encountered types of development projects and the requirements of the planning scheme that apply to them. It shows some examples of scheme uses, a selection of zones, and the level of assessment, and the assessment criteria that apply to them.

## Diverse projects mean diverse applications

**The North Burnett Regional Council receives enquiries for a diverse range of development projects. Some projects require no planning approval or building approval, whereas others require comprehensive applications.**

### Some project types

Generally speaking, projects are either—

- Commercial or retail—best located in the Centre zone;
- Residential—best suited for the General residential zone;
- Manufacturing or storage—suited to the Industry zone;
- Rural uses—the intention is that these locate in the Rural zone.

These are just a few examples.

### Uses and zones

The planning scheme includes 88 standardised mandatory Queensland-wide definitions and eight of the available standard zones.

The tables over the page summarise the planning scheme with a small selection of uses and zones.

### Levels of assessment

The planning scheme identifies levels of assessment in *Part 5 Tables of Assessment*. In a series of tables, the planning scheme states what is exempt, self-assessable, compliance, code assessable, or impact assessable—referred to as the level of assessment.

### Assessment criteria

The scheme states the basis on which Council is to judge the application—part of a code, one or more codes, or the whole scheme.

	Centre zone		General residential zone	
	Level of assessment	Assessment criteria	Level of assessment	Assessment criteria
<i>Caretaker's accommodation</i>	Self-assessment	Centre zone code self-assessable acceptable outcomes—AO6.1, AO6.2, AO6.3, AO7.1, AO7.2	Self-assessment	General residential zone code self-assessable acceptable outcomes—AO8.1, AO8.2, AO8.3, AO9.1, AO9.2
<i>Dwelling house</i>	Self-assessment	Dwelling house code self-assessable acceptable outcomes	Exempt – refer information sheet	
<i>Dual occupancy</i>	Self-assessment	Dual occupancy code self-assessable acceptable outcomes	Self-assessment	Dual occupancy code self-assessable acceptable outcomes
<i>Extractive industry</i>	Impact assessment	The planning scheme	Impact assessment	The planning scheme
<i>Food and drink outlet</i>	Self-assessment if— <ul style="list-style-type: none"> <li>For minor building reuse;</li> <li>The adjoining premises does not include a sensitive land use; and</li> <li>Complying with all the self-assessable acceptable outcomes</li> </ul>	Centre zone code self-assessable acceptable outcomes	Code assessment if less than 50m <sup>2</sup> total use area	
	Code assessment if not self-assessment	Centre zone code Infrastructure and operational work code		
<i>Home based business</i>	Self-assessment	Home based business code acceptable outcomes	Self-assessment	Home based business code acceptable outcomes
<i>Intensive animal industry</i>	Impact assessment	The planning scheme	Impact assessment	The planning scheme
<i>Low impact industry</i>	Code assessment	Centre zone code Infrastructure and operational work code	Impact assessment	The planning scheme
<i>Office</i>	Self-assessment if— <ul style="list-style-type: none"> <li>For minor building reuse; and</li> <li>Complying with all the self-assessable acceptable outcomes</li> </ul>	Centre zone code self-assessable acceptable outcomes	Impact assessment	The planning scheme

These tables show a selection of uses and, for four of the eight planning scheme zones, the levels of assessment and relevant codes. These four zones tend to be where the majority of development occurs. The other zones are the Community facilities zone, Recreation and open space zone, Rural residential zone, and the Township zone.

**Exempt development** does not need any Council planning approval and does not need to comply with any scheme codes.

**Self-assessment** refers to development that must comply with the applicable code but no planning approval is needed.

**Code assessment** refers to development that requires a planning approval. No public notification is required but Council assesses the application against the applicable codes.

**Impact assessment** refers to development that requires a publicly-notified planning application. Council assesses the application against the whole of the scheme.

	Industry zone		Rural zone	
	Level of assessment	Assessment criteria	Level of assessment	Assessment criteria
<i>Caretaker's accommodation</i>	Self-assessment	Industry zone code self-assessable acceptable outcomes—AO8.1, AO8.2, AO8.3, AO9.1, AO9.2	Self-assessment	Rural zone code self-assessable acceptable outcomes—AO5.1, AO5.2, AO6.1
<i>Dwelling house</i>	Self-assessment	Dwelling house code self-assessable acceptable outcomes	Exempt – refer information sheet X	
<i>Dual occupancy</i>	Code assessment	Industry zone code Dual occupancy zone code	Code assessment	Rural zone code Dual occupancy code
<i>Extractive industry</i>	Impact assessment	The planning scheme	Code assessment if removing extractive resources from a key resource and processing area or local resource and processing area shown on an Overlay Map Extractive Resources and Mining (OM-ER-01 to OM-ER-08)	Extractive industry code Infrastructure and operational work code
<i>Food and drink outlet</i>	Code assessment	Industry zone code Infrastructure and operational work code	Impact assessment	The planning scheme
<i>Home based business</i>	Code assessment	Industry zone code Home based business code acceptable outcomes Infrastructure and operational work code	Exempt if— <ul style="list-style-type: none"> <li>• Bed and breakfast or farm stay; and</li> <li>• Accommodating no more than six paying guests at one time; and</li> <li>• Not within the conservation precinct</li> </ul>	
			Self-assessment if— <ul style="list-style-type: none"> <li>• Not exempt; and</li> <li>• Complying with all the self-assessable acceptable outcomes</li> </ul>	Home based business code self-assessable acceptable outcomes
			Code assessment if not exempt and not self-assessment	Home based business code
<i>Intensive animal industry</i>	Impact assessment	The planning scheme	Code assessment	If within the Hinterland precinct
<i>Low impact industry</i>	Self assessment if— <ul style="list-style-type: none"> <li>• For minor building reuse; or</li> <li>• Involving a new building with a GFA not more than 150m<sup>2</sup></li> </ul>	Industry zone code self-assessable acceptable outcomes	Code assessment if— <ul style="list-style-type: none"> <li>• Less than 150m<sup>2</sup> total use area; and</li> <li>• Not within the Conservation precinct</li> </ul>	Rural zone code Infrastructure and operational work code
	Code assessment if not self-assessment		Industry zone code Infrastructure and operational work code	
<i>Office</i>	Code assessment	Industry zone code Infrastructure and operational work code	Impact assessment	The planning scheme



## Still need help?

This information sheet summarises the key matters to consider for people considering carrying out development. The process and legal aspects relating to property and development can be complex and confusing. Council's development services staff may be able to help.

Sometimes however it may be advisable for you to obtain your own professional help from a qualified practitioner such as a Lawyer, Surveyor, Town Planner, Architect, Building Designer, or Engineer.

Property and development can be confusing—obtain appropriate help

## Encouraging economic development

The North Burnett Regional Council is a small rural local government but it is big on facilitating good economic development. That is why the planning scheme seeks to enable business growth and expansion while simultaneously creating and protecting the appeal of living in a *naturally beautiful* area. While the Council can encourage or enable good development projects it is up to locals to see opportunities and then to take the initiative.

Make contact with Council's Development Services staff to find out how to streamline your next development project.

SCHEDULE  
YOUR  
APPOINTMENT



## Contact Us

Give us a call for more information about the planning scheme and making an application.

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North Burnett—*Naturally beautiful*

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