

NORTH BURNETT REGIONAL COUNCIL

Planning Scheme

Dwelling houses

Info Sheet

This info sheet summarises the planning scheme requirements for dwelling houses, including when approval is required and which parts of the planning scheme apply.

9

DO I NEED AN APPROVAL?

Developing a new dwelling house on vacant land is always a material change of use (MCU). An MCU for a dwelling house is accepted in the General residential zone, Rural residential zone, Rural zone and Township zone. No approval under the planning scheme is required.

Building work for a dwelling house in the General residential zone, Rural residential zone, Rural zone, Township zone and Centre zone is accepted subject to requirements. Building work means building, repairing, altering, underpinning, moving or demolishing a building or other structure. In this case, the building work must comply with all of the acceptable outcomes of the Dwelling house code of the planning scheme, otherwise it will require a development application to be lodged with Council for code assessment.

It is also important to note that overlays may change the category of development or assessment. Refer to Info Sheet 8 for more information.

Refer to Info Sheet 1 to find out the categories of development and assessment and what type of application, if any, is necessary.

Examples of when Council approval is required

Examples of when a dwelling house may require a development approval from Council include:

- the proposed dwelling house does not comply with one or more of the acceptable outcomes of the dwelling house code (for lots in the Historic lot overlay this includes some infrastructure requirements) or an applicable overlay code;
- the proposed dwelling house is located in a zone that is generally not intended for this type of development.

Examples of when Council approval is not required

Examples of when a dwelling house may not require a development approval from Council include:

- Renovations or additions to an existing dwelling house where the design complies with all of the acceptable outcomes of the dwelling house code, and the category of development remains accepted subject to requirements in an applicable overlay table of assessment.

OTHER APPROVALS

Building approval

All dwelling houses need to obtain a building approval (i.e. a development approval for building work), even if there is no development approval required under the planning scheme.

Building approvals require assessment against the *Building Code of Australia* and *Queensland's Building and Plumbing Regulations*. In the North Burnett Region, building approvals are issued by Council or private building certifiers.

Plumbing approval

Not all plumbing works require approval from Council. Your licensed plumber or building certifier can help you to determine if the work requires approval from Council.

Approval to construct access

If your lot is within the **Historic lot overlay** and has no legal access to a constructed road you may first need to construct the road. This work requires approval from Council. (Refer to Schedule 2.5 of the planning scheme or Council's interactive mapping to determine if your property is affected by the Historic lot overlay.)

DESIGN CRITERIA

What is the Dwelling house code?

The purpose of Dwelling house code is to ensure dwelling houses achieve a high level of comfort and amenity for occupants and neighbouring premises. The code contains assessment benchmarks for built form, height, setbacks, access and car parking, filling or excavation.

Amenity and Aesthetics Policy

Some development may have an extremely adverse effect on the amenity or character of the North Burnett Region. These types of development are listed in Council's Amenity and Aesthetics Policy.

When your proposal involves a type of development listed, Council as a concurrence agency will determine the suitability of the proposal with regards to the amenity and aesthetic provisions identified in the policy.



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.

Contact Us

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

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