

2014

NORTH BURNETT REGIONAL COUNCIL

Planning Scheme

Residential uses

Info Sheet

10

RANGE OF HOUSING AND ACCOMMODATION

The 2014 North Burnett Regional Planning Scheme provides for a wide range of residential activities. It is important to identify the correct term when proposing a new use or an extension to an existing use.

Some key considerations

The use definitions are common across Queensland. The following considerations are important to determine the correct definition—

- whether involving self-contained ‘dwellings’;
- within buildings, relocatable buildings, caravans or tents;
- whether for short or long-term;
- whether associated with any non-residential use.

Residential uses defined

To work out what approvals, if any, are necessary you first need to identify which of the defined uses applies to the proposal. There are 15, or more, possible types of residential uses available and it is important to choose the correct one.

The table over the page is an extract of the residential definitions from the planning scheme. Determine which best applies to your proposal.

The planning scheme also identifies ‘categories of development and assessment’ in *Part 5 Tables of Assessment*. In a series of tables, one for each zone, the planning scheme states what is accepted development and whether requirements apply, or assessable development requiring code or impact assessment and what assessment benchmarks apply.

Knowing these categories is important as it determines the complexity of approvals required.

Extract of Planning Scheme Table SC1.1.1—Use definitions—for residential uses only

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Community residence	<p>Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.</p> <p>The use may include a resident support worker engaged or employed in the management of the residence.</p>	Hospice	Dwelling house, dwelling unit, rooming accommodation, residential care facility, short-term accommodation
Dual occupancy	<p>Premises containing two dwellings, each for a separate household, and consisting of:</p> <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling, or • two lots sharing common property where one dwelling is located on each lot. 	<p>Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i>, two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply</p>	Dwelling house, multiple dwelling
Dwelling house	<p>A residential use of premises for one household that contains a single dwelling.</p> <p>The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.</p>	farmhouse	Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Resort complex	<p>Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including—</p> <ul style="list-style-type: none"> • restaurants and bars; • meeting and function facilities; • sporting and fitness facilities; • staff accommodation; • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	Retirement village	Residential care facility
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents • The use may include: • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural workers' accommodation	<p>Any premises used as quarters for staff employed in the use of land for rural purposes such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.</p>	Farm worker's accommodation	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Short-term accommodation	<p>Premises used to provide short term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers, cabins, serviced apartments, bed and breakfast, farm stay <i>Editor's note—Bed and breakfast and farm stay where exceeding a domestic scale (see also Home based business).</i>	Hostel, rooming accommodation, tourist park
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation



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.

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.

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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