

# NORTH BURNETT REGIONAL COUNCIL

## Planning Scheme

### Common uses and zones

#### Info Sheet

This info 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, the categories of development and assessment, and the assessment benchmarks and requirements that apply to them.

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#### 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.

#### Categories of development and assessment

The planning scheme is a local planning instrument that identifies categories of development and assessment in a series of tables in *Part 5 Tables of Assessment*. The planning scheme categorises what is prohibited, assessable or accepted development. It also identifies the category of assessment for assessable development, namely code or impact, and whether accepted development is subject to requirements.

The Regulation is also a categorising instrument and overrides the planning scheme to the extent of any inconsistency.

## 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.

These tables show a selection of uses and, for four of the eight planning scheme zones, the categories of development and assessment and relevant assessment benchmarks and requirements. 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.

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

**Accepted development subject to requirements** refers to accepted development that must comply with the applicable requirements of the codes but no planning approval is needed.

**Assessable—code** refers to assessable development that requires a planning approval. No public notification is required but Council assesses the application against the applicable codes.

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

	Centre zone		General residential zone	
	Categories of development and assessment	Assessment benchmarks and requirements	Categories of development and assessment	Assessment benchmarks and requirements
<b>Caretaker's accommodation</b>	Accepted subject to requirements	Centre zone code acceptable outcomes—AO6.1, AO6.2, AO6.3, AO7.1, AO7.2	Accepted subject to requirements	General residential zone code acceptable outcomes—AO8.1, AO8.2, AO8.3, AO9.1, AO9.2
<b>Dwelling house</b>	Accepted subject to requirements	Dwelling house code acceptable outcomes	Accepted (refer Info sheet 1)	Not applicable
<b>Dual occupancy</b>	Accepted subject to requirements	Dual occupancy code acceptable outcomes	Accepted subject to requirements	Dual occupancy code acceptable outcomes
<b>Extractive industry</b>	Assessable—impact	The planning scheme	Assessable—impact	The planning scheme
<b>Food and drink outlet</b>	Accepted subject to requirements if— <ul style="list-style-type: none"> <li>for minor building reuse; and</li> <li>the adjoining premises does not include a sensitive land use.</li> </ul>	Centre zone code acceptable outcomes—AO1.1 to AO1.5 inclusive	Assessable—code if less than 50m <sup>2</sup> total use area	General residential zone code Infrastructure and operational work code
	Assessable—code if not accepted	Centre zone code Infrastructure and operational work code		
<b>Home based business</b>	Accepted subject to requirements	Home based business code acceptable outcomes	Accepted subject to requirements	Home based business code acceptable outcomes
<b>Intensive animal industry</b>	Assessable—impact	The planning scheme	Assessable—impact	The planning scheme
<b>Low impact industry</b>	Assessable—code	Centre zone code Infrastructure and operational work code	Assessable—impact	The planning scheme
<b>Office</b>	Accepted subject to requirements if for minor building reuse	Centre zone code acceptable outcomes AO1.1 to AO5.1	Assessable—impact	The planning scheme
	Assessable—code if not accepted	Centre zone code Infrastructure and operational work code		

	Industry zone		Rural zone	
	Categories of development and assessment	Assessment benchmarks and requirements	Categories of development and assessment	Assessment benchmarks and requirements
<i>Caretaker's accommodation</i>	Accepted subject to requirements	Industry zone code acceptable outcomes—AO8.1, AO8.2, AO8.3, AO9.1, AO9.2	Accepted subject to requirements	Rural zone code acceptable outcomes—AO5.1, AO5.2, AO6.1
<i>Dwelling house</i>	Accepted subject to requirements	Dwelling house code acceptable outcomes for accepted development	Exempt (refer Info sheet 1)	Not applicable
<i>Dual occupancy</i>	Assessable—code	Industry zone code Dual occupancy code	Assessable—code	Rural zone code Dual occupancy code
<i>Extractive industry</i>	Assessable—impact	The planning scheme	Assessable—code 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>	Assessable—code	Industry zone code Infrastructure and operational work code	Assessable—impact	The planning scheme
<i>Home based business</i>	Assessable—code	Industry zone code Home based business code acceptable outcomes Infrastructure and operational work code	Accepted 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>	Not applicable
			Accepted subject to requirements if not exempt	Home based business code acceptable outcomes
			Assessable—code if not accepted or accepted subject to requirements	Home based business code
<i>Intensive animal industry</i>	Impact assessment	The planning scheme	Accepted subject to requirements if a cattle feedlot less than 150 SCU	Intensive animal uses code acceptable outcomes for accepted development
			Assessable—code if— <ul style="list-style-type: none"> <li>• not accepted; and</li> <li>• within the Hinterland precinct</li> </ul>	Intensive animal uses code Infrastructure and operational work code
<i>Low impact industry</i>	Accepted subject to requirements 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 acceptable outcomes for accepted development	Assessable—code 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
	Assessable—code assessment if not accepted	Industry zone code Infrastructure and operational work code		
<i>Office</i>	Assessable—code	Industry zone code Infrastructure and operational work code	Assessable—impact	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.

## 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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