



Etheridge Shire Council

Categories of assessment & development

FACT SHEET

What are categories of assessment & development?

Under the *Planning Act 2016*, there are three categories of development:

- **Prohibited:** Prohibited development is development that you cannot make a development application for. Only the Queensland Government can prohibit development. The Planning Regulation 2017 establishes which types of development are prohibited.
- **Accepted:** Accepted development does not require an application or an approval, but in some instances the proposal must meet certain requirements set out by council or by another agency. Accepted development is generally simple, low risk and completely compatible with the planning intentions for an area — which is why a development approval is not required.
- **Assessable:** Assessable development is development that requires the applicant to submit an application for assessment and decision by an assessment manager.

There are two categories of assessable development:

- **Code assessable:** Code assessment helps deliver expected development without undue delay. Public notification is not required. Code-assessable applications are assessed against the relevant assessment benchmarks set out in the planning scheme and/or regulation. Where the application meets the set criteria, it must be approved. If it does not meet some criteria, that part of the application can be refused or approved with conditions.
- **Impact assessable:** Impact-assessable applications are assessed against the entire planning scheme. The applicant is required to carry out public notification about their development proposal. The community can provide feedback about the impact (good and bad) of the proposed development during the public notification process. This feedback is considered when assessing and deciding the application. Parties who make a submission during the public notification process can appeal any decision made by the assessment manager.

What are the categories of assessment & development in the proposed Etheridge Shire Planning Scheme?

The proposed Etheridge Shire Planning Scheme uses the following categories of development and assessment:

- Accepted development
- Accepted development subject to requirements
- Code assessable development
- Impact assessable development

Part 4 of the proposed planning scheme sets out the category of development and assessment for each use or type of development (i.e. material change of use, reconfiguring a lot, operational work and building work), in each zone.

Land uses are defined in the proposed planning scheme in Schedule 1. These definitions are standard across Queensland.

In some instances, the category of development and assessment for a particular use in a zone depends on certain parameters. For example, proposing to develop a new Dwelling House in the Township Zone would usually be accepted development. However, if it is being proposed in the Industrial or Commercial Precincts it is made code assessable and requires a development permit from council.

How can I find out the zone of my land?

You can use council's online interactive mapping system to ascertain the zoning of land parcels. It can be accessed at <https://www.etheridge.qld.gov.au/development/planning-scheme>.

You can also check the planning maps contained in Schedule 2 of the proposed planning scheme available in hardcopy at the council office or on council's website at www.etheridge.qld.gov.au