



# TOWN PLANNING INFORMATION

QUILPIE SHIRE COUNCIL

## What Council do

Council manage existing and new development, land uses and works to ensure our infrastructure and resources can meet the future needs and expectations of our community.

Council achieve this through the implementation of the Quilpie Shire Planning Scheme. The planning scheme guides the way land and buildings are used and developed, and sets the standards for new infrastructure to service our region.

Proposals for new development are assessed against the Quilpie Shire Planning Scheme to ensure that they are compatible with surrounding land uses, they respond appropriately to site constraints, that any impacts can be managed, and that their infrastructure requirements can be met

## Types of Development

### ***Material Change of Use (MCU)***

A material change of use of premises means:

- The start of a new use of the premises;
- The re-establishment on the premises of a use that has been abandoned;
- A material increase in the intensity or scale of the use of the premises.

Examples: Changing a retail shop into a food and drink outlet, vacant lot into an office, shop or industrial use etc.

### ***Operational Works***

Activities that alter the shape or form of the land. Eg. Earthworks (i.e. filling or excavation), vegetation clearing. Operational works does not include Building work or Plumbing or Drainage work

### ***Reconfiguring a Lot***

Subdividing the land or making changes to the boundaries for example:

- Subdividing one lot into one or more lots;
- Re-aligning the boundary of a lot;

# Categories of Development Assessment

## Accepted development

Accepted development allows a person undertaking a development to complete their own assessment. This type of development does not require a Development Approval from Council.

## Code assessable development

Code assessable applications are assessed against the relevant assessment benchmarks set out in the Quilpie Shire Planning Scheme. An application is required to be lodged to Council.

## Impact assessable development

Generally applies to development proposals that may impact on the amenity of adjoining land uses. This type of assessment is broader than code assessment and requires a development application to be publicly notified.

Impact assessable development applications are assessed against:

- the relevant assessment benchmarks set out in the Quilpie Shire Planning Scheme
- any matters outlined in the *Planning Regulation 2017*
- and may be assessed against any other relevant matter, such as planning need.

Impact assessable applications also require the applicant to carry out public notification of the proposed development to ask for feedback from the local community about the impact (good and bad) of the proposed development.

Feedback provided by a particular individual or entity is often referred to as a submission.

An application is required to be lodged to Council.

# Development Applications

Before lodging an application Council encourages all applicants to contact Council to arrange a pre-lodgement meeting. This meeting will provide an opportunity for applicants to discuss and consider any constraints or concerns about their application before fully committing to a proposal.

Council will also provide advice to applicants about the application process and requirements.

To arrange a pre-lodgement meeting or if you require assistance in lodging your application please contact Council on 4656 0500.

## Development Application submission:

- DA Form1
- Landowners Consent
- Proposal Plans (including site plan, floor plan and elevations)
- A written report that outlines the proposed development and that addresses the relevant code criteria of the Quilpie Shire Planning Scheme
- Payment of application fees

## Contact Quilpie Shire Council



07 4656 0500



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