

Categories of assessment & development

What are categories of assessment & development?

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

- **Prohibited:** Prohibited development is the sort of development that is not allowed under any circumstances (e.g. a proposal to build a child care centre on contaminated land). Only the State can prohibit development. The Planning Regulation 2017 establishes which development is 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 will 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. Someone who makes a submission during public notification process can appeal any decision made by the assessment manager.

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

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

- Accepted development (**A**)
- Code assessable development (**C**)
- Impact assessable development (**I**)

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. A summary of the category of development and assessment for each use is provided in Table 1.

Each use is defined by the Planning Regulation 2017. A planning scheme must reflect the regulated definitions. This allows consistent terminology to be used 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 Precinct or in a mapped flood hazard area within the Township Zone, then it is made code assessable and requires a development permit from the assessment manager.

How can I find out the zone of my land?

You can use council's online mapping system to ascertain the zoning. It can be accessed [here](#).

You can also check the static planning maps contained in Schedule 2 of the proposed planning scheme available in hardcopy at the council office or by clicking [here](#).

Table 1: Proposed category of development and assessment for particular uses

Editor's Note:

- '+' means there are parameters around the category of development and assessment
- Uses that are undefined are impact assessable development in all zones
- A = Accepted development
- C = Code assessable development
- I = Impact assessable development
- This general information does not affect or substitute for reading and applying the planning scheme.

USE TERM (regulated terms & definitions)	Township Zone	Rural Zone
Adult store	I	I
Agricultural supplies store	C+ or I	I
Air service	I	I
Animal husbandry	I	A+ or C (defined activity group – Rural activities)
Animal keeping	I	A+ or C (defined activity group – Rural activities)
Aquaculture	I	C
Bar	A+ or C+ or I (defined activity group – Commercial activities)	I
Brothel	I	I
Bulk landscape supplies	I	I
Caretaker's accommodation	C	A+ or C
Car wash	I	I
Cemetery	I	A+ or C
Child care centre	A+ or C (defined activity group – Community activities)	I
Club	A+ or C (defined activity group – Community activities)	I
Community care centre	A+ or C (defined activity group – Community activities)	I
Community residence	A+ or C (defined activity group – Community activities)	I
Community use	A+ or C (defined activity group – Community activities)	I
Crematorium	I	I
Cropping	I	A+ or C (defined activity group – Rural activities)

Detention facility	I	I
Dual occupancy	C+ or I	I
Dwelling house	A+ or C	A+ or C
Dwelling unit	C	I
Educational establishment	A+ or C (defined activity group – Community activities)	A+ or C+ or I
Emergency services	A+ or C	A+ or I
Environment facility	I	A+ or C
Extractive industry	I	A+ or C+ or I
Food and drink outlet	A+ or C+ or I (defined activity group – Commercial activities)	I
Function facility	A+ or C+ or I (defined activity group – Commercial activities)	I
Funeral parlour	I	I
Garden centre	C+ or I	I
Hardware and trade supplies	C+ or I	I
Health care service	A+ or C (defined activity group – Community activities)	A+ (if on Lot 1 on J2745) or I
High impact industry	I	I
Home-based business	A+ or C	A+ or C
Hospital	I	A+ (if on Lot 1 on J2745) or I
Hotel	A+ or C+ or I (defined activity group – Commercial activities)	I
Indoor sport and recreation	C+ or I	I
Intensive animal industry	I	I (defined activity group – Rural activities)
Intensive horticulture	I	A+ or C (defined activity group – Rural activities)
Landing	I	I
Low impact industry	A+ or C+ or I	C
Major electricity infrastructure	A+ or C	A+ or C
Major sport, recreation and entertainment facility	I	I
Marine industry	n/a	n/a
Market	A+ or C	I
Medium impact industry	I	I
Motor sport facility	I	I
Multiple dwelling	C+ or I	I
Nature-based tourism	I	A+ or C

Nightclub entertainment facility	I	I
Non-resident workforce accommodation	I	I
Office	A+ or C+ or I (defined activity group – Commercial activities)	A+ or I
Outdoor sales	C+ or I	I
Outdoor sport and recreation	I	A+ or C+ or I
Outstation	I	A+ or C
Park	A	A+ or I
Parking station	I	I
Permanent plantation	I	A+ or C
Place of worship	A+ or C (defined activity group – Community activities)	I
Port service	I	I
Relocatable home park	I	I
Renewable energy facility	I	C
Research and technology industry	I	I
Residential care facility	C+ or I	I
Resort complex	I	I
Retirement facility	C+ or I	I
Roadside stall	I	A+ or C
Rooming accommodation	C+ or I	I
Rural industry	I	I
Rural workers' accommodation	I	A+ or C
Sales office	A+ or C+ or I (defined activity group – Commercial activities)	I
Service industry	C+ or I	I
Service station	C+ or I	C
Shop	A+ or C+ or I (defined activity group – Commercial activities)	I
Shopping centre	A+ or C+ or I (defined activity group – Commercial activities)	I
Short-term accommodation	C+ or I	A+ (for farm stay) or C
Showroom	A+ or C+ or I (defined activity group – Commercial activities)	I
Special industry	I	I
Substation	A+ or C	A+ or C
Telecommunications facility	C	A+ or C
Theatre	A+ or C+ or I (defined activity group – Commercial activities)	I

Tourist attraction	A+ or C+ or I (defined activity group – Commercial activities)	I
Tourist park	A+ (if provided by Barcoo Shire Council) or I	A+ or I
Transport depot	C+ or I	I
Utility installation	A+ or C	A+ or C
Veterinary service	C	C
Warehouse	C+ or I	I
Wholesale nursery	I	I
Winery	I	I