



**SOUTH BURNETT**  
**REGIONAL COUNCIL**

# Proposed Planning Scheme Amendment (Major Amendment No.1) What is a Planning Scheme

South Burnett Regional Council is committed to ensuring its planning scheme remains contemporary, consistent, and responsive to changing community needs, expectations and legislation. Council has embarked on a proposed planning scheme amendment project – Major Amendment No.1 – to amend and update the current version of the South Burnett Regional Council Planning Scheme 2017.

The proposed Major Amendment No. 1 is now available for public consultation. **The public consultation period is from Monday 4 December 2023 up to and including Monday 5 February 2024 at 5pm.** During this period, any person can make a written submission to Council about any aspect of the proposed Major Amendment No.1.

## What if I have further questions?

A planning scheme is the document a local government uses to tell the public and other levels of government how it plans to manage development and growth in its region, and in the longer term respond to change.

Planning schemes are both:

- a policy document, setting out the long term strategic vision for the local government area – typically about 20 years; and
- a legal document which sets out rules for regulating development and criteria for assessing development applications.

Planning schemes also include:

- the localised expression of state and regional planning policies; and
- planning for major local government infrastructure networks.

Planning schemes are written, adopted, and applied under the *Planning Act 2016* ('Act'). The Act also provides the framework for Queensland's planning system which is performance based, applicant driven and established through a hierarchy of planning instruments. These factors influence, and in some respects prescribe, the content and layout of planning schemes.

For more general information about Queensland's planning framework, refer to the Queensland Government's website

<https://planning.statedevelopment.qld.gov.au/planning-framework>.

## What is development?

In Queensland, development includes:

- making a material change of use of premises;
- reconfiguring a lot;
- carrying out building work;
- carrying out plumbing and drainage work;
- carrying out operational work.

## Why does Council have a planning scheme?

As a council, we have a lawful obligation under the *Planning Act 2016*, to have a planning scheme and to review it every 10 years.

The planning scheme allows the community and council to make informed decisions about what development can occur where and how the impacts of development will be appropriately managed. It provides a framework for:

- making consistent, transparent, and accountable decisions; and
- making decisions which contribute to, and do not detract from, achieving a shared longer-term vision for our region.

From an economic development perspective, the planning scheme can offer policy indications to the property and development markets, as to the form and nature of development that would be positively received in the region to support and stimulate growth in various contexts.

## Hierarchy of planning instruments

A planning scheme is only one of the documents which manage and regulate development within Queensland's planning system. There are other types of plans and planning instruments which sit separately from and may override a planning scheme. These include the *Planning Regulation 2017*, various state planning instruments and the following which council may be involved in making:

- Temporary Local Planning Instruments (TLPis);
- Variation approvals – a type of development approval that varies the effect of the planning scheme over certain stated premises.

## Content of the planning scheme

The south Burnett Planning Scheme is similar in structure to most planning schemes in Queensland. The content of the planning scheme is set out in the following order:

<b>Part 1</b>	Introductory and administrative matters about the planning scheme
<b>Part 2</b>	Statements about how the planning scheme integrates and interacts with state planning instruments
<b>Part 3</b>	Describes the 20 years strategic vision for the South Burnett Region
<b>Part 4</b>	The local government infrastructure plan (LGIP) – a separately-made plan for local infrastructure networks (e.g., roads, water, sewerage, parks) which is published as part of a planning scheme
<b>Part 5</b>	The categories of assessment and development for each type of development in each zone and overlay area – often called 'tables of assessment'
<b>Part 6</b>	Zone codes
<b>Part 7</b>	Overlay codes
<b>Part 8</b>	Development and use codes
<b>Schedule 1</b>	Use and administrative definitions
<b>Schedule 2</b>	Planning scheme mapping (strategic framework, zone and overlay mapping)
<b>Schedule 3</b>	LGIP schedules and mapping
<b>Schedule 4</b>	Registers of certain decisions required to be noted in a planning scheme under the <i>Planning Act 2016</i>
<b>Schedule 5</b>	Register of infrastructure designations affecting the region
<b>Schedule 6</b>	Planning scheme policies
<b>Appendices</b>	Glossary and table of amendments

The proposed amendment does not alter this general structure.

## Categories of development

There are two (2) categories of development in the Planning scheme:

- **Accepted:** Accepted development does not require an application or an approval, but in some instances the proposal must meet certain stated requirements in order to be treated as accepted development (referred to as 'accepted subject to requirements'). 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.

## Categories of assessment (for assessable development)

There are two (2) categories of assessable development:

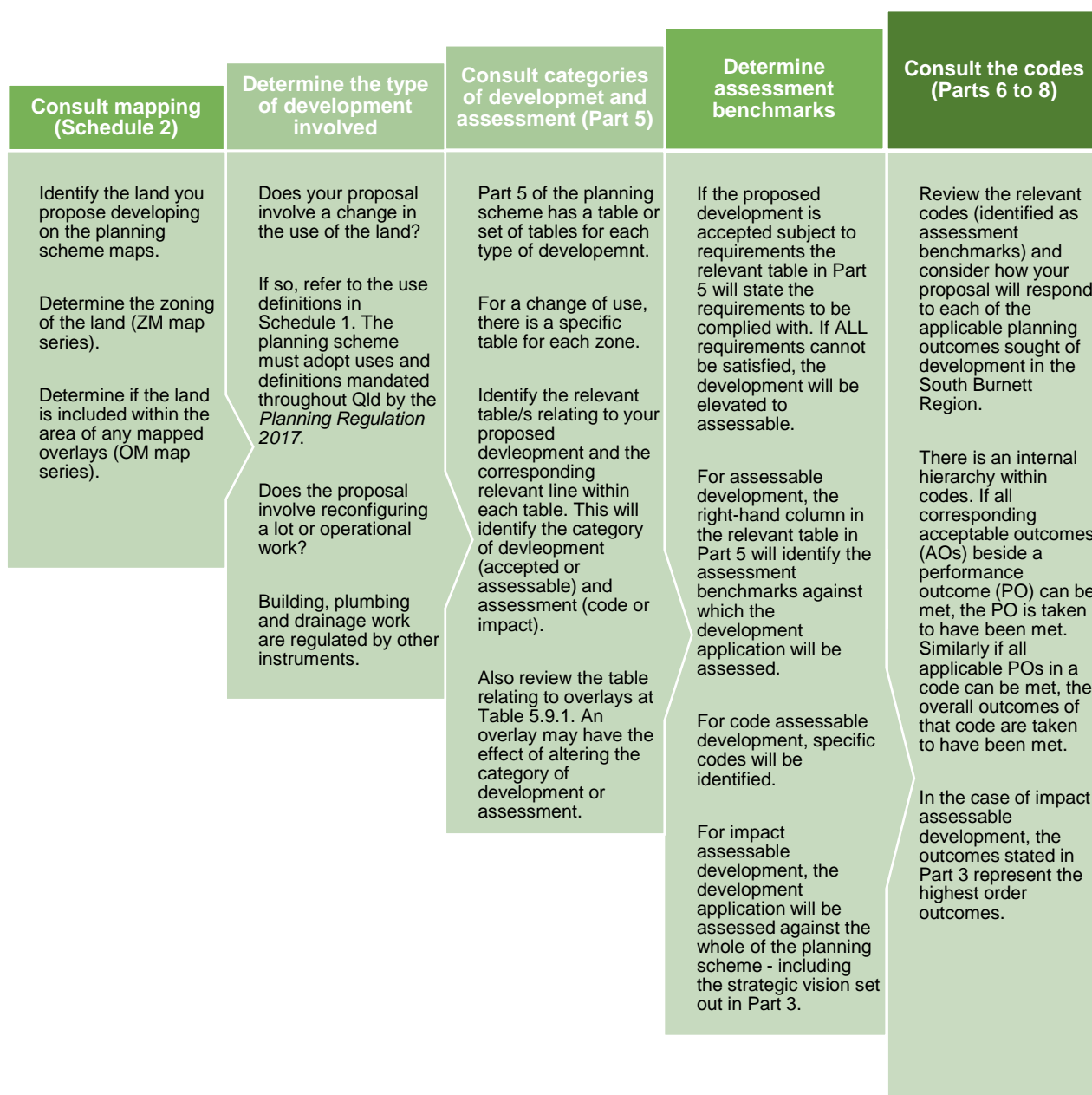
- **Code assessable:** Code assessment helps deliver expected development without undue delay. Public notification is not required. Code assessable applications are assessed against the relevant assessment benchmarks set out in the planning scheme and/or regulation (often contained in specified codes). Where the application meets the set criteria, it will be approved. If it does not meet some 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.

## How to read the planning scheme – How do I know what category of development or assessment will apply to my proposal development.

To some extent, how you approach reading a planning scheme depends on your purpose for consulting it.

If you are in a pre-proposal or speculative stage of enquiry, you may wish to start by reading the strategic vision for the region (part 3) and understanding the existing and planned trunk infrastructure networks (part 4), in conjunction with the supporting map.

However, if you have a development proposal in mind, relating to specific land, then the following approach to reading the planning scheme may be most informative:



The above guidance does not substitute for reading all parts of the planning scheme. The content of part 1, part 2 and the interpretation rules in part 5 are also of vital importance in reading and correctly interpreting the content of the planning scheme. As noted above, there may also be other documents which override or apply in addition to the planning scheme, to determine the applicable category of development and/or assessment for a particular proposal.

For example – if the proposal involves clearing of native vegetation, the category of assessment and assessment benchmarks for that aspect of development are prescribed by the *Planning Regulation 2017*, not the planning scheme. Other times there may be applicable assessment benchmarks in the planning scheme and in a State Planning instrument.

### What if I have further questions?

Council will have planning staff available to speak with members of the community, to assist with understanding the proposed Major Amendment No. 1 and the plan making process.

For further information you can:

- Access information and resources (including supporting reports and fact sheets) about the proposed Major Amendment No. 1 from Councils dedicated webpage for this project,

<https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme>



You can contact Council for further information about making a submission in any of the following ways:

- ✉ South Burnett Regional Council  
PO Box 336  
KINGAROY QLD 4610
- ☎ (07) 4189 9100
- @ [info@sbrc.qld.gov.au](mailto:info@sbrc.qld.gov.au)
- 👤 Visiting a Customer Service Centre