

As of 3 July 2017, Queensland will operate under new planning legislation, the Planning Act 2016. One of the changes in the Act is the consolidation of self- assessable and exempt development into one category; Accepted Development. Here is what you need to know about Accepted Development.

What is 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.

Development is identified as accepted by either the *Central Highlands Regional Council Planning Scheme 2016* (Part 5) or the *Planning Act 2016*. Accepted development must comply with all relevant assessment benchmarks within the Planning Scheme or the *Planning Act 2016*.

The person undertaking the development is responsible for completing the assessment against the assessment benchmarks and ensuring the proposed development complies with the applicable assessment benchmarks.

Accepted development that complies with the assessment benchmarks within the Planning Scheme or the *Planning Act 2016* does not require the lodgement of a development application to Council.

What are the assessment criteria for accepted development?

For Accepted development, the assessment benchmarks are all the relevant acceptable outcomes in the applicable codes identified in Part 5 of the *Central Highlands Regional Council Planning Scheme 2016* and/ or the *Planning Act 2016*.

Development is considered to comply with the assessment benchmarks if the proposed development:

- Is consistent with the defined land use; and
- Complies with all the acceptable outcomes for accepted development within the applicable codes that are identified in the relevant table of assessment in Part 5.

What if the development does not comply with the assessment benchmarks for accepted development?

If the development does not comply with one or more of the acceptable outcomes of the applicable codes, then the development will become Code assessable.

Code assessable development requires the lodgement of a development application to Council and the assessment will be undertaken by Council. Where development is made Code assessable because of a non-compliance with one or more acceptable outcomes, development will only be assessed against the matters of non-compliance.

What are the application fees for Code assessment as a result of non-compliance?

The application fee is listed in the fees and charges schedule for the type of development/ use proposed.

Did you know?

If you are unsure as to whether your development complies, Council offers a compliance check service for Accepted developments. Council will undertake assessment and confirm whether the development complies or if a development application is required. The fee for this service is \$265.00.

Will I have to pay infrastructure charges for Accepted development?

Infrastructure charges are not linked to the category of development and assessment so they may be required to be paid for Accepted development.