



Somerset Region Planning Scheme User Guide

What are the components of the Somerset Region Planning Scheme?

The *Somerset Region Planning Scheme Version Two* has been amended in accordance with the *Alignment Amendment Rules* to align with the *Planning Act 2016* and incorporates the regulated requirements of the *Planning Regulation 2017*.

The earlier *Somerset Regional Planning Scheme* was guided by the Queensland Planning Provisions (QPP), which provided a standard format for every planning scheme in Queensland.

The components of the Somerset Regional Planning Scheme are:

- Part 1. *About the planning scheme*- Introduces the planning scheme, interpretation, standards and definitions. It also introduces categories of development, hierarchy of assessment benchmarks and administrative matters.
- Part 2. *State Planning Provisions*- Identifies how the regional plan and other state planning policies interact with the *Somerset Region Planning Scheme*.
- Part 3. *Strategic Framework*- Sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development is carried out for the life of the planning scheme
- Part 4. *Priority Infrastructure Plan (PIP)* - The priority infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- Part 5. *Tables of Assessment*- The tables in this part identify the categories of development and assessment and assessment benchmarks for development within the planning scheme area.
- Part 6. *Zones*- Zones organize the planning scheme area in a way that facilitates the location of preferred or acceptable land uses. Zones are mapped and included in Schedule 2
- Part 7. *Overlays*- Identify areas within the planning scheme that reflect state and local level interests and that have specific characteristics such as; particular sensitivity to the effects of development, constraints on land use or development, presence of valuable resources or particular opportunities for development.
- Part 8. *Development Codes*- Development codes are codes for assessment where identified as an applicable code in part 5

How the scheme works

What needs approval?

Most development will potentially be subject to planning scheme requirements and may need planning approval. The planning scheme applies to the following types of development defined by the *Planning Act 2016*:

- Building work assessable against the planning scheme- eg. building a shed on vacant land
- Material change of use- Start/restart of a new/abandoned use and or increase in intensity or scale of an existing use
- Operational work- eg. earth works or vegetation clearing
- Reconfiguring a lot- eg. Subdivision, boundary realignment, creating an access easement

How to use this scheme

Material change of use

Step 1: Use Table SC1.1.2-Use definitions in the *Somerset Regional Planning Scheme Version Two* to determine the planning scheme definition which best fits what you want to do. If what you intend to do is not listed in table SC1.1.2, check table SC1.2.1-Administrative terms and definitions. If what you intend to do is not listed in either table, it will most likely be an undefined use and you should contact Council's planning staff.

Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
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Figure 1

Step 2: Use Council's zone mapping (available online through the eServices or hard copy at service centers) to determine what zone and/or precinct applies to your land.

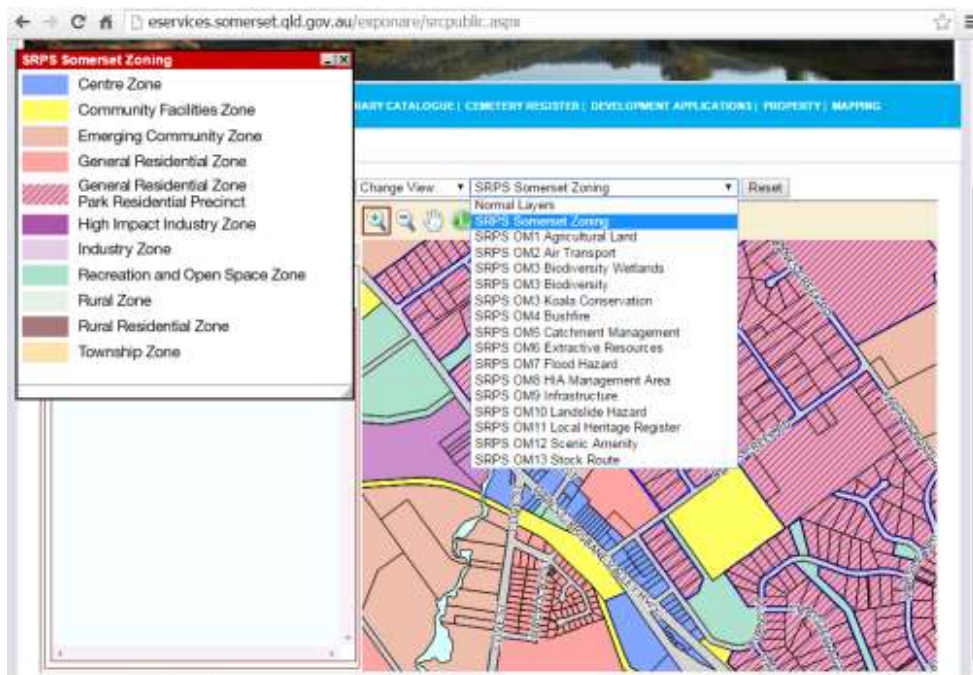


Figure 2

Step 3: Once you know your zone and use definition, you can find the correct table in Part 5 - Tables of assessment to determine the provisional categories of development and assessment and relevant requirements and assessment benchmarks which will apply to your proposal and zone.

Table 5.5.4—General residential zone

General residential zone		
Use	Categories of development and assessment	Assessment benchmarks
Dual occupancy	Code assessment	<ul style="list-style-type: none"> General residential zone code Multiple Dwelling and Dual Occupancy code Services, works and infrastructure code Transport, access and parking code
Dwelling house	Accepted development subject to requirements If: (a) complying with all the identified requirements in the Dwelling house ;Transport, access and parking codes.	<ul style="list-style-type: none"> Not applicable
	Code assessment If: (a) for a secondary dwelling, or (b) not Accepted development subject to requirements	<ul style="list-style-type: none"> General residential zone code Dwelling house code Transport, access and parking code

Figure 3

In the example above, a dwelling house would not need a planning approval (accepted development subject to requirements) provided it complied exactly with the requirements identified in the second column but would need a planning approval (code assessment) where it did not or was for/included a granny flat (secondary dwelling).

Step 4: The provisional category of assessment and development could change if one of the scheme's overlays affects your land. To identify what, if any, overlays apply to your land, repeat step 2 but this time apply the overlays one by one in the drop down menu.

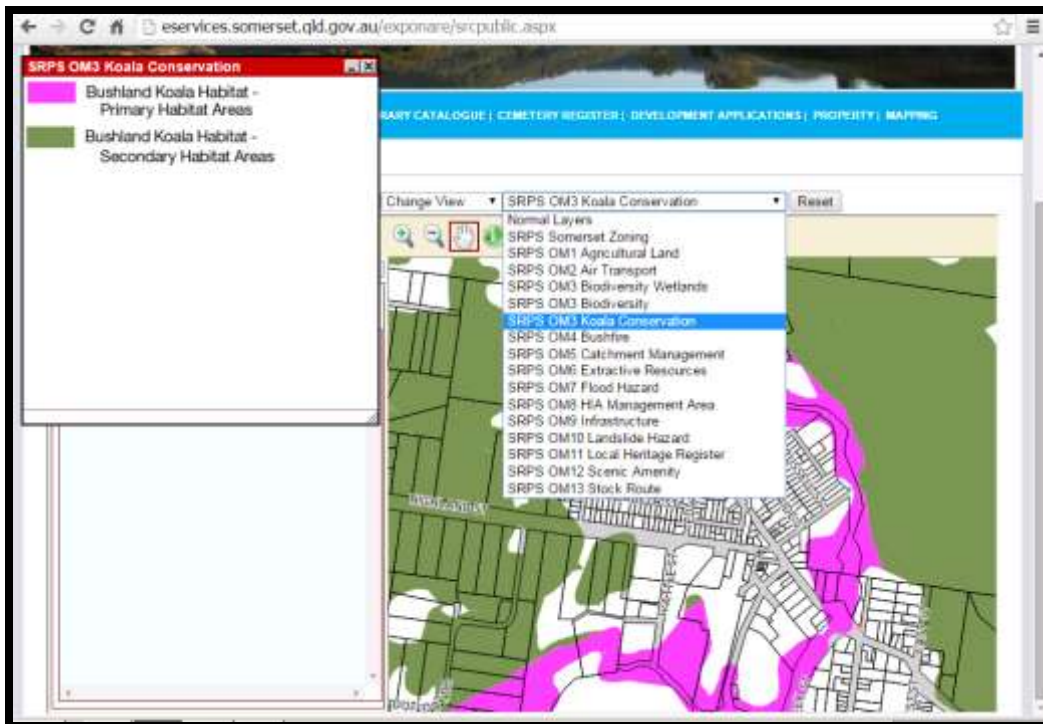


Figure 4

Step 5: Once you know whether any overlays apply to your land, you will be able to find the appropriate table in Part 5 - Tables of assessment (beginning at table 5.9.1) and determine whether the overlay affects the provisional category of development and assessment.

Table 5.10.11—Assessment benchmarks for Local heritage register overlay

Development	Category of development and assessment	Assessment benchmarks
Material change of use	Code assessment if: (a) located on a Local heritage place identified on the Local heritage register overlay maps OM011a-d ; or (b) located on a lot adjoining a Local heritage place identified on the Local heritage register overlay maps OM011a-d ; (c) not identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> Local heritage register overlay code

Figure 5

In the example above, a dwelling house would require a planning approval (code assessment) if the site was identified on the local heritage register overlay or if the site was next to an identified local heritage place.

Step 6: Using the relevant zone and overlay tables of assessment in Part 5, you can now locate the applicable zone codes in Part 6, development codes in Part 8 and overlay codes in Part 7 which would apply to your proposal.

For our example above in **figures 3 and 5**, the dwelling house on land identified in the Local heritage register overlay will need to comply with the General residential zone code in part 6, Dwelling house code in part 8.2, the Transport, access and parking code in part 8.3 and the Local heritage overlay code in part 7.

Reconfiguring a lot

Step 1: Go to Table 5.6.1 in Part 5 - Tables of assessment. The categories of development and assessment will depend on the zone and the nature of the reconfiguration.

Step 2: Use Council's zone mapping (available online through eServices or hard copy at service centers) to determine what zone or precinct applies to your land.

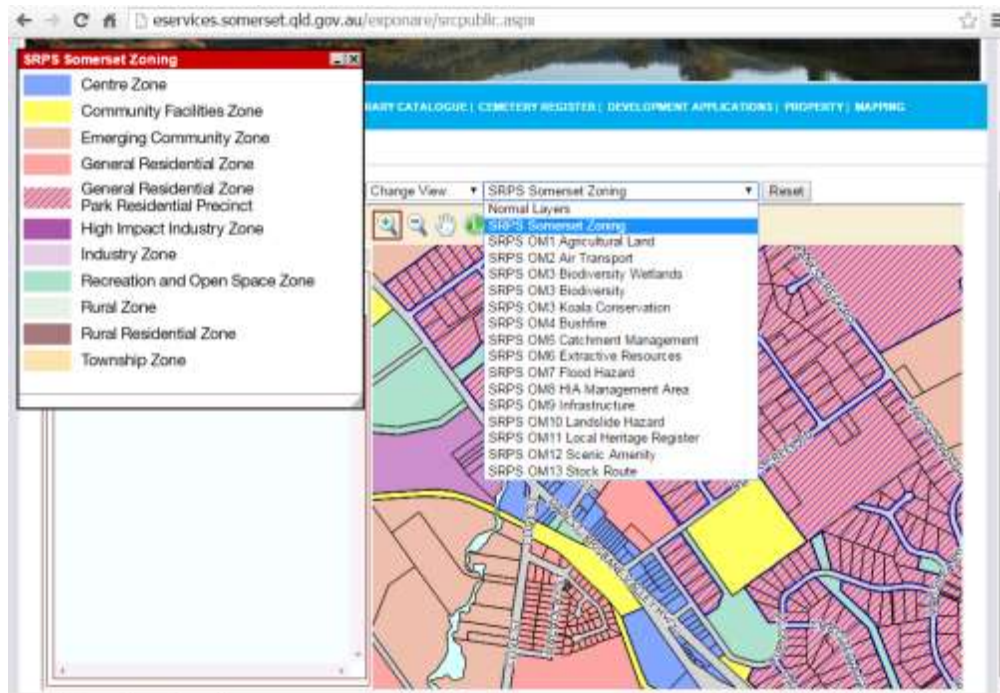


Figure 6

Step 3: Using the zone, you will now be able to determine the provisional category of development and assessment for your proposal.

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
All zones	Code assessment	
	If: (e) for an easement giving access to a lot from a constructed road; or (f) for a boundary realignment.	<ul style="list-style-type: none"> • Reconfiguring a lot code • Services, works and infrastructure code • Transport, access and parking code
Centre zone Community facilities zone General residential zone High impact industry zone Industry zone Township zone	Code assessment	
		<ul style="list-style-type: none"> • Reconfiguring a lot code • Services, works and infrastructure code • Transport, access and parking code
Emerging community zone Recreation and open space zone	Code assessment	
	If: (a) complying with the minimum lot size and dimensions provided for the zone in Table 8.3.4.3.B—Minimum lot sizes and dimensions.	<ul style="list-style-type: none"> • Reconfiguring a lot code • Services, works and infrastructure code • Transport, access and parking code
Rural residential zone Rural zone	Impact assessment	
	If: (a) not complying with the minimum lot size provided for the zone in Table 8.3.4.3.B—Minimum lot sizes and dimensions of the Reconfiguring a lot code.	<ul style="list-style-type: none"> • The planning scheme

Figure 7

In this case, a subdivision would require a planning approval (code assessment) provided the proposed lots comply with the minimum lot size identified in the Reconfiguring a lot code. The application would require public notification and need to be assessed against all relevant parts of the planning scheme (Impact assessment) if proposed lots did not comply with the minimum lot sizes.

Step 4: Unlike for a material change of use, all applications for reconfiguring a lot will require a planning approval and none of the overlays will alter the categories of development and assessment. However, if an overlay applies to your property then the application will need to address the relevant provisions of the overlay code. To identify what, if any, overlays apply to your land repeat step 2 but this time applying the overlays in the drop down menu.

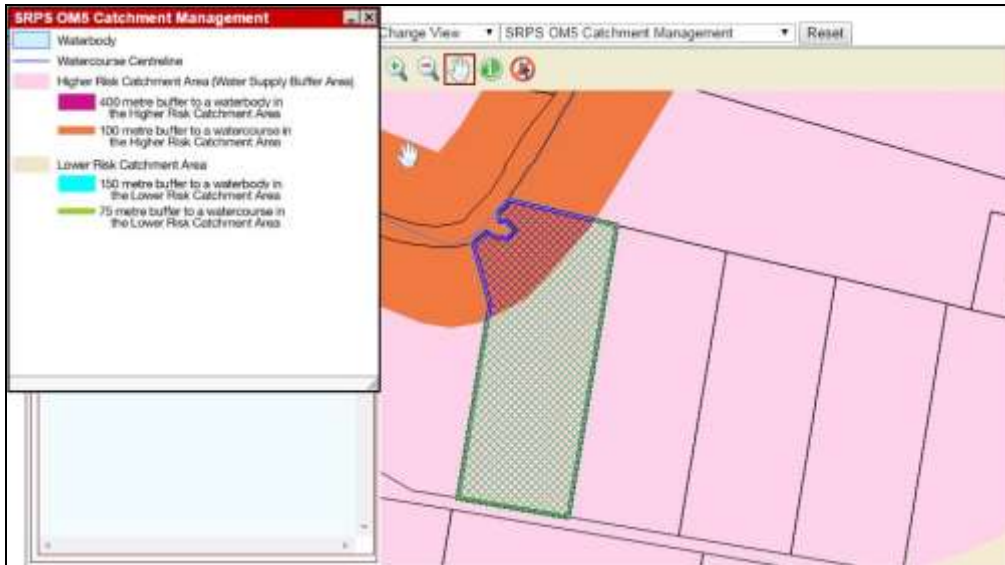


Figure 8

Step 5: Once you know whether any overlays apply to your land, you will be able to find the appropriate table in Part 5 - Tables of assessment (beginning at table 5.9.1) and determine what, if any, overlay codes will be relevant to your application. The example above (hatched area) shows that the land is subject to the Catchment Management Overlay.

Development	Categories of development and assessment	Assessment Benchmarks
Reconfiguring a lot	Code assessment if: (a) located in the Rural zone; and (b) located in the Higher risk Catchment area identified on the Catchment management overlay maps OM005a-b ; and (c) not identified as impact assessment in part 5.6 Levels of Assessment – Reconfiguring a Lot.	<ul style="list-style-type: none"> • Catchment management overlay code
	Impact assessment if: (a) identified as impact assessment in part 5.6 Levels of Assessment – Reconfiguring a Lot	<ul style="list-style-type: none"> • The planning scheme

Figure 9

In the example above, a subdivision would need to address the requirements of the Catchment management overlay code.

Step 6: Using the relevant zone and overlay tables of assessment in Part 5, you can now locate the applicable zone codes in Part 6, development codes in Part 8 and overlay codes in Part 7.

For our example above in **Figures 7 and 9**, a subdivision consistent with the minimum lot sizes in the Reconfiguring a lot code would need to demonstrate compliance with the Reconfiguring a lot code, Transport, access and parking code, Services, works and infrastructure code in part 9.4 and the Catchment management overlay code in part 8.

Operational Work

Step 1: Go to table 5.8.1 in Part 5 – Tables of assessment. The category of development and assessment will depend on the zone and the nature of the operational work.

Step 2: Use Council's zone mapping (available online through eServices mapping or hard copy at service centers) to determine what zone and/or precinct applies to your land.

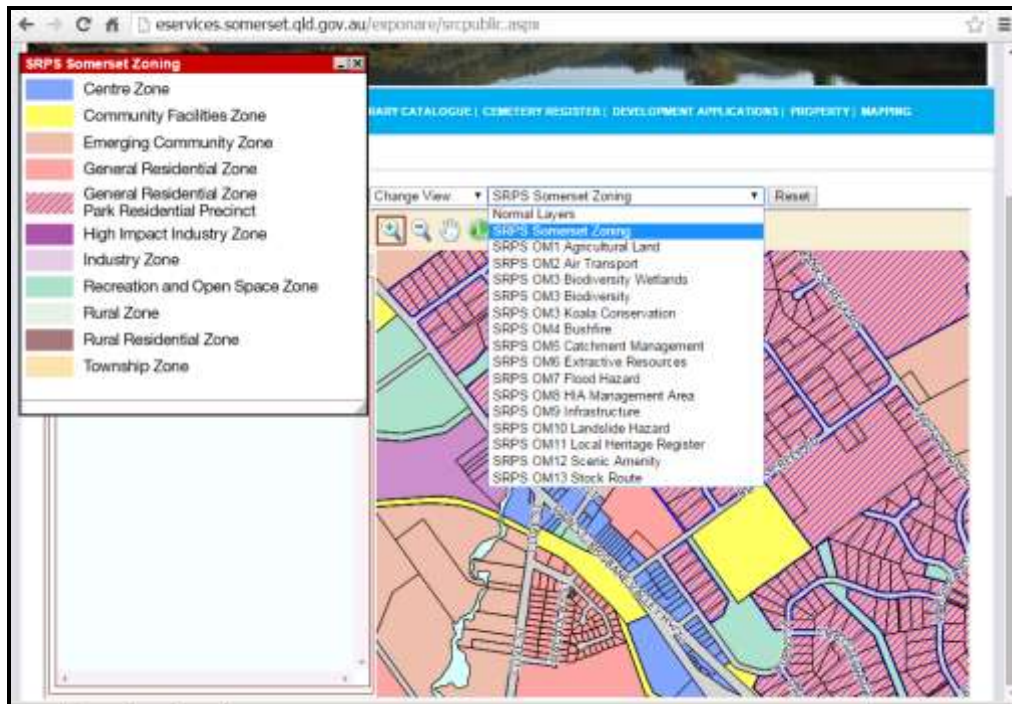


Figure 10

Step 3: Using the zone, you will now be able to determine the provisional category of development and assessment for your proposal.

Table 5.8.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks
Advertising devices⁷		
All zones	Accepted development	
	If: (a) <i>minor operational work</i> .	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) for a <i>billboard</i> ; and (b) located in the following zones: (i) Centre zone; (ii) Industry zone; or (iii) High impact industry zone.	<ul style="list-style-type: none"> • Advertising devices code
Impact assessment		
	If: not Code assessment.	<ul style="list-style-type: none"> • The planning scheme

Figure 11

In the example above, a billboard in the Centre zone would require a planning approval and would need to demonstrate compliance with the code identified in column 3 (Code assessment).

Step 4: Most operational work will require a planning approval and most of the overlays will not alter the category of development and assessment. To identify what, if any, overlays apply to your land repeat step 2 but this time applying the overlays in the drop down menu.

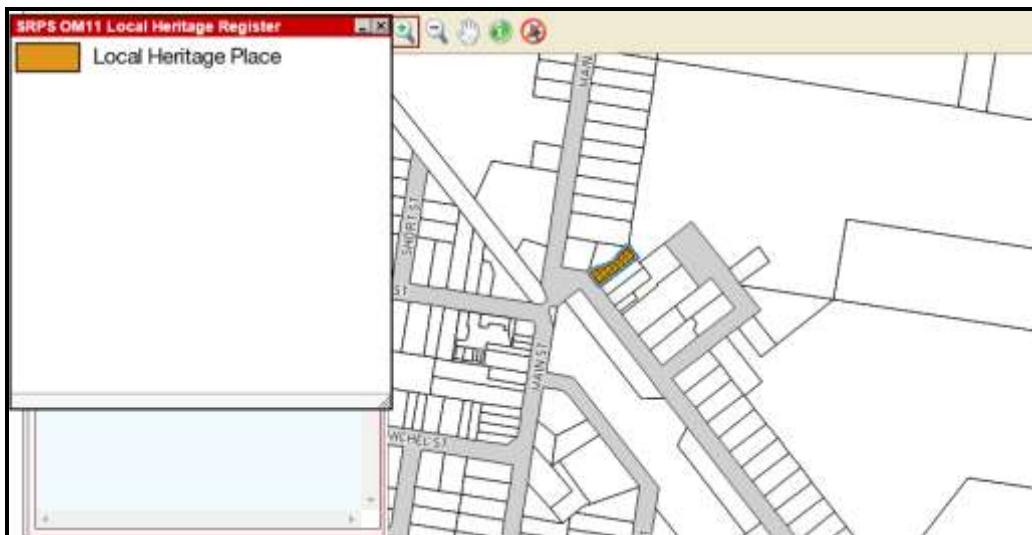


Figure 12

Step 5: Once you know whether any overlays apply to your land, you will be able to find the appropriate table in Part 5 - Tables of assessment (beginning at table 5.9.1) and determine whether the overlay affects the provisional level of assessment.

Development	Category of development and assessment	Assessment benchmarks
Operational work	Code assessment if: (a) for operational work or minor operational work on a Local heritage place identified on the Local heritage register overlay maps OM011a-d.	<ul style="list-style-type: none"> • Local heritage register overlay code

Figure 13

In the example above, a billboard on land identified on the Local heritage register overlay would still require a planning approval.

Step 6: Using the relevant zone and overlay tables of assessment in Part 5, you can now locate the applicable zone codes in Part 6, development codes in Part 8 and overlay codes in Part 9.

For our example above in Figure 11 and Figure 13, a billboard to be erected on land in the Centre Zone and identified on the Local heritage register overlay would need to demonstrate compliance with the Advertising devices code from Part 9.4 and the Local heritage overlay code from Part 8.

Building Work assessable against the Planning Scheme

Step 1: Use Table SC1.2.2 - Administrative terms and definitions in the *Somerset Region Planning Scheme Version Two* to determine the definition which best fits what you want to do.

Domestic outbuilding	domestic outbuilding means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
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Figure 14

Outbuilding*	outbuilding means a Class 10a building, as defined in the Building Code of Australia.
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Figure 15

Step 2: Use Council's zone mapping (available online through eServices or hard copy at service centers) to determine what zone or precinct applies to your land.

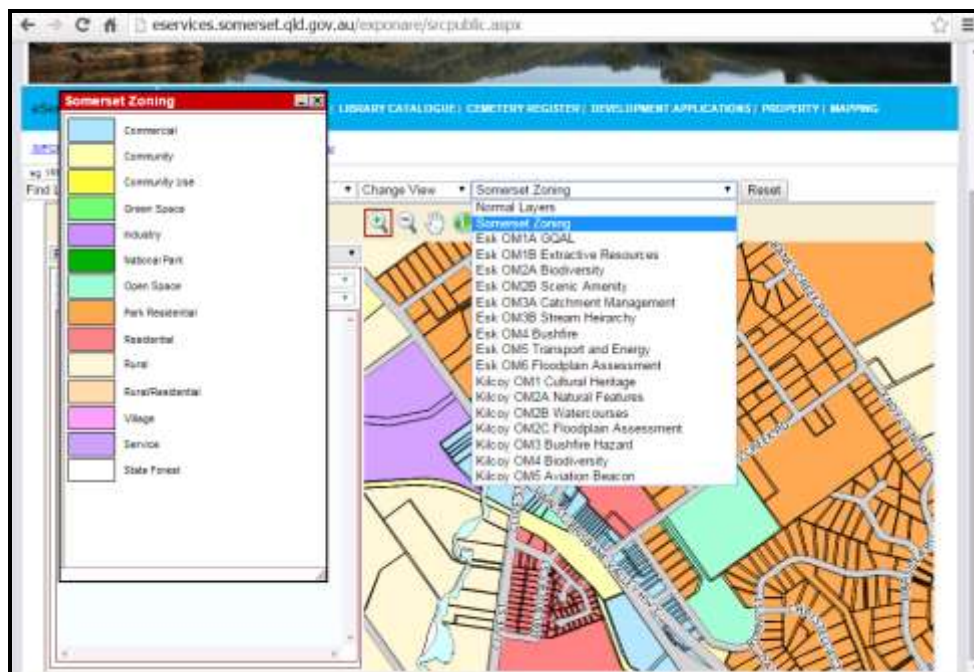


Figure 16

Step 3: Using the zone, you will now be able to determine the provisional category of development and assessment for your proposal by going to Table 5.7.1 in Part 5 – Tables of assessment.

Table 5.7.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks
Domestic outbuilding (Class 10a)		
All zones	Accepted development subject to requirements	
	If: (a) complying all the identified requirements in the Dwelling house code	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements	<ul style="list-style-type: none"> • Dwelling house code

Figure 17

In the example above, a shed ancillary to a dwelling house would not require a planning approval (accepted development subject to requirements) provided it complies exactly with the requirements of the code identified in the second column but would require a planning approval if it did not comply with those parts of the code.

Step 4: The provisional category of development and assessment could change if one of the scheme’s overlays affects your land. To identify what, if any, overlays apply to your land repeat step 2 but this time applying the overlays in the drop down menu.

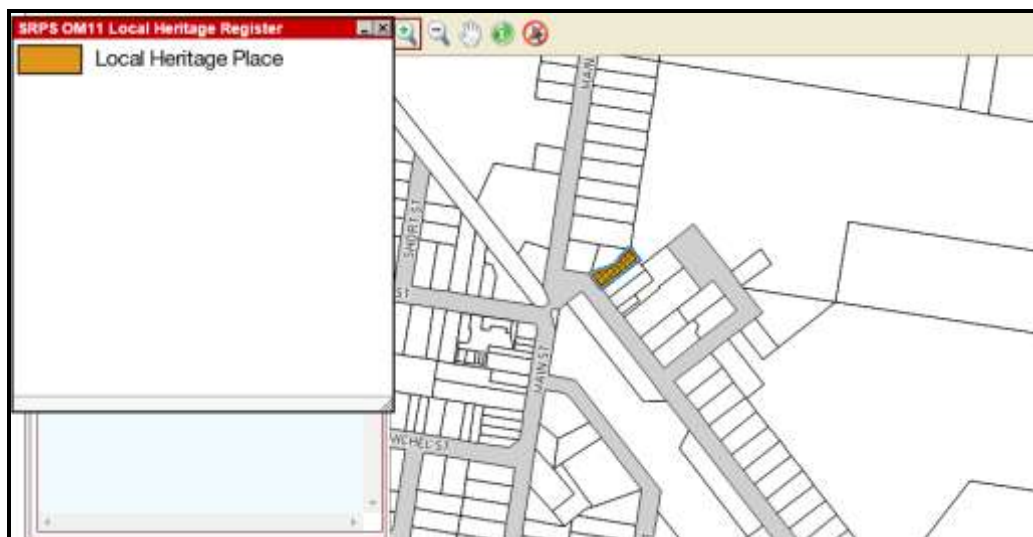


Figure 18

Step 5: Once you know whether any overlays apply to your land, you will be able to find the appropriate table in Part 5 - Tables of assessment (beginning at table 5.9.1) and determine whether the overlay affects the provisional category of development and assessment.

Development	Category of development and assessment	Assessment benchmarks
Building work	Code assessment if: (a) <i>minor building work</i> or building work located on a Local heritage place identified on the Local heritage register overlay maps OM011a-d ; or (b) building work located on a site adjoining a Local heritage place identified on the Local heritage register overlay maps OM011a-d .	<ul style="list-style-type: none"> Local heritage register overlay code
	Impact assessment if: (a) building work not associated with a material change of use that involves the demolition (including partial demolition), relocation or removal of a Local heritage place identified on the Local heritage register overlay maps OM011a-d .	<ul style="list-style-type: none"> The planning scheme

Figure 19

In the example above, a shed ancillary to a dwelling house identified on land subject to the local heritage register overlay maps which did not involve the demolition, relocation or removal of a local heritage place would require a planning approval and would need to demonstrate compliance with the requirements of the Local heritage overlay register code.

Step 6: Using the relevant zone and overlay tables of assessment in part 5, you can now locate the applicable zone codes in part 6, development codes in part 8 and overlay codes in part 7.

Need more information?

This user guide is intended to assist in using the planning scheme to work out if development you propose to undertake will require planning approval. For further information please contact Council on (07) 5424 4000 or email mail@somerset.qld.gov.au. Additional information can also be obtained from the *Somerset Region Planning Scheme* and the *Sustainable Planning Act 2009*.