



CAIRNS PLAN 2016

Self-assessable development

What is Self-assessable development?

Self-assessable development is a type of development that allows the person undertaking the development to complete their own assessment of the development. This type of development does not require a Development permit from Council.

Development is identified as Self-assessable by either the CairnsPlan 2016 (Part 5) or the *Sustainable Planning Regulation 2009*. Self-assessable development must comply with all relevant assessment criteria within the CairnsPlan 2016 or the *Sustainable Planning Regulation 2009*.

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

Self-assessable development that complies with the assessment criteria within the CairnsPlan 2016 or *Sustainable Planning Regulation 2009* does not require the lodgement of a development application to Council.

What are the assessment criteria for Self-assessable development?

For Self-assessable development, the assessment criteria are all the relevant Acceptable outcomes in the applicable codes identified in Part 5 of the CairnsPlan 2016 and/or the *Sustainable Planning Regulation 2009*.

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

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

What if development does not comply with the assessment criteria for Self-assessable 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.

In some circumstances a reduced application fee will apply to development that is Code assessable because of non-compliance with Acceptable outcomes.

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

Where the development does not comply with 1-3 Acceptable outcomes, the application fee is \$302.30.

Where the development does not comply with 4 or more Acceptable outcomes, the application fee is the fee listed in the fees and charges schedule for the type of development/use proposed.

How can I get assistance with undertaking a Self-assessment?

If you are unsure as to whether your development complies, Council offers a compliance check service for Self-assessable development. Council will undertake the Self-assessment and confirms whether the development complies or is a development application is required. The fee for this service is \$328.80.

Will I have to pay Infrastructure charges for Self-assessable development?

Infrastructure charges are not linked to the level of assessment so they may be required to be paid for Self-assessable development.

For more information

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Last updated: 1 July 2019

#5030968



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