

Accepted development subject to requirements

What is accepted development subject to requirements?

Accepted development subject to requirements is a type of development that does not require a Development permit from Council if the development complies with the requirements for accepted development.

Development is identified as accepted development subject to requirements by the CairnsPlan 2016 (Part 5). Accepted development subject to requirements must comply with the requirements for accepted development identified within the CairnsPlan 2016.

A person undertaking the development is responsible for ensuring the proposed development complies with the requirements for accepted development.

Accepted development subject to requirements that complies with the requirements for accepted development does not require the lodgement of a development application to Council.

What are the requirements for accepted development?

For accepted development subject to requirements, the requirements for accepted development are identified in Part 5 of the CairnsPlan 2016.

Development is considered to comply with the requirements for accepted development if the proposed development:

- Is consistent with the defined land use; and
- Complies with all the requirements for accepted development.

What if development does not comply with the requirements for accepted development?

If the development does not comply with one or more of the requirements for accepted development, 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 of the requirements

for accepted development, development is to be assessed against all of the applicable acceptable outcome(s) that form the requirements for accepted development and any performance outcome(s), overall outcome(s) and purpose of a code that is relevant to the subject matter of the acceptable outcome(s) that were not complied with or were not capable of being complied with.

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

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

Where the development does not comply with 1-3 requirements for accepted development, the application fee is \$500.00.

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 accepted development subject to requirements?

If you are unsure as to whether your development complies, Council offers a compliance check service for accepted development subject to requirements. Council will undertake the compliance check and confirms whether the development complies or is a development application is required. The fee for this service is \$500.00.

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 accepted development subject to requirements.

For more information

Phone: 1300 692 247

Visit: www.cairns.qld.gov.au

Email: townplanner@cairns.qld.gov.au

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