

## Part 5 Tables of Assessment

### 5.1 Preliminary

The tables in this part identify the category of development, the category of assessment (where assessable development) and assessment benchmarks for development in the planning scheme area.

### 5.2 Reading the Tables

The tables identify the following:

- (1) the categories of development that is accepted or assessable and the categories of assessment for assessable development, being code or impact assessment;
- (2) the categories of development and categories for assessment (where assessable development) in:
  - (a) a zone and, where used, a precinct of a zone;
  - (b) a local plan where used and, where used, a precinct of a local plan;
  - (c) an overlay where used;
- (3) the assessment benchmarks for development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
  - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column);
  - (c) if there is an overlay:
    - (i) whether an overlay code applies (shown in **Table 5.10.1—Assessment Benchmarks for Overlays**);
    - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;
  - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column);
- (4) any variation to the category of development or category of assessment (shown as an 'if' in the 'categories of development and assessment' column) that applies to the development.

**Note** - Development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 10 of the Regulation.

**Editor's note** - Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

### 5.3 Categories of Development and Assessment

#### 5.3.1 Process for determining the categories of development and assessment

The process for determining a category of development and category of assessment (where assessable development) is:

- (1) for a material change of use, establish the use by reference to the use definitions in **Schedule 1**;
- (2) for all development, identify the following:
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in **Schedule 2**
  - (b) if an overlay applies to the premises, by reference to the overlay map in **Schedule 2**;
- (3) determine if the development has a prescribed category of development under the Regulation;
- (4) if the development does not have a prescribed category of development under the Regulation, determine the initial category of development and category of assessment (where assessable development) by reference to the tables in:
  - section 5.5 **Categories of Development and Assessment—Material Change of Use**
  - section 5.6 **Categories of Development and Assessment—Reconfiguring a Lot**
  - section 5.7 **Categories of Development and Assessment—Building Work**
  - section 5.8 **Categories of Development and Assessment—Operational Work**

- (5) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'categories of development and assessment' column of the tables in **5.5, 5.6, 5.7 and 5.8**;
- (6) if an overlay applies refer to section **5.10 Categories of Development and Assessment —Overlays** to determine if the overlay further changes the category of assessment.

### **5.3.2 Determining the categories of development and assessment**

- (1) A material change of use is impact assessable:
  - (a) unless the table of assessment states otherwise;
  - (b) if a use is not listed or defined;
  - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development and category of assessment (where assessable development) for that aspect is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development and category of assessment (where assessable development) for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2, 2(2) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes for accepted development of the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment (where assessable development) under a zone than under an overlay, the highest category of development and assessment applies as follows:
  - (a) accepted development subject to requirements prevails over accepted development;
  - (b) code assessment prevails over accepted development subject to requirements and accepted development;
  - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

**Note** – Where a development is comprised of a number of defined uses the highest category of development and assessment applies.

- (8) Provisions of **Part 10 Other Plans** may override any of the above.
- (9) Categories of development prescribed under the Regulation, override all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
- (10) Despite all of the above, if development is prescribed as prohibited development under the Regulation, a development application cannot be made.

**Note** - Development is to be taken to be prohibited development under the planning scheme only if it is prescribed under the Regulation.

### **5.3.3 Determining the assessment benchmarks**

- (1) The following rules apply in determining assessment benchmarks for each level of assessment.
- (2) Accepted development:
  - (a) may be required to comply with assessment benchmarks;
  - (b) where required, is to be assessed against all of the acceptable outcomes of the assessment benchmarks identified in the assessment benchmarks column;
  - (c) that complies with the identified acceptable outcomes complies with the applicable assessment benchmarks;
  - (d) that does not comply with one or more identified acceptable outcomes of the applicable assessment benchmark becomes code assessable development unless otherwise specified.
- (3) Code assessable development:
  - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
  - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(d), must:

- (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(d) (that is, the performance outcome(s) corresponding to the relevant acceptable outcome(s))
  - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(2)(b) other than those mentioned in sub-section 5.3.3(2)(d).
- (c) that complies with:
- (i) the purpose and overall outcomes of an assessment benchmark (e.g. code) complies with the assessment benchmark
  - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the assessment benchmark (e.g. code).
- (4) Impact assessable development is to be assessed against:
- (a) the identified assessment benchmarks in the assessment benchmarks column (where relevant)
  - (b) the planning scheme, to the extent relevant.

**Note** - The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone, local plan or overlay.

## **5.4 Prescribed Categories of Development and Assessment**

The regulated categories of development and assessment prescribed by the Regulation have not been included in the planning scheme. Please refer to the relevant Schedules of the Regulation for this information.

## 5.5 Categories of Development and Assessment - Material Change of Use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

### 5.5.1 - Community Facilities Zone

Table 5.5.1.1 - Community Facilities Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Accepted	
	If a <i>local utility</i>	Not applicable
Air services	Code assessment	
	If for a helipad for Emergency services	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
Animal husbandry	Accepted	
		Not applicable
Caretaker's accommodation	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
Child care centre	Code assessment	
	If obtaining access from a <i>higher order road</i>	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Club	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> not exceeding 200m <sup>2</sup> GFA; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Community care centre</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Community use</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Cropping</b>	Accepted	
		Not applicable
<b>Educational establishment</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Environment facility</b>	Code assessment	
		Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Health care service</b>	Code assessment	
	If not exceeding 200m <sup>2</sup> GFA	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Indoor sport and recreation</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> );and (3) obtaining access from a sealed road.	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	
	Code assessment	
	If not accepted	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not Accepted subject to requirements	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Outdoor sales</b>	Code assessment	
	If involving a <i>livestock saleyard</i>	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Outdoor sport and recreation</b>	Code assessment	
	If not involving a rifle or shooting range	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	
		Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Permanent plantation</b>	Accepted	
		Not applicable
<b>Place of worship</b>	Code assessment	
	If involving an extension to an existing Place of worship	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Renewable energy</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
facility		Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code
Roadside Stall	Accepted subject to requirements	
	If not exceeding 9m <sup>2</sup> in total sales area	Roadside Stall Code
	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
Substation	Accepted	
		Not applicable
Telecommunications facility	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Code assessment	
	If not Accepted	Community Facilities Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Impact assessment</b>		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the "Categories of development and assessment" column.		
Any other undefined use		

**Editor's note -**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*



## 5.5.2 Conservation Zone

Table 5.5.2.1 - Conservation Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal husbandry</b>	Code Assessment	
		Conservation Zone Code Animal Keeping Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Caretaker's accommodation</b>	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
<b>Environment facility</b>	Code assessment	
		Conservation Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Tourism Uses Code
<b>Nature-based tourism</b>	Code assessment	
	Where involving an extension to an existing lawful Nature-based tourism use.	Conservation Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Park</b>	Accepted	
		Not applicable
<b>Permanent plantation</b>	Code assessment	
		Conservation Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Telecommunications</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
facility		Conservation Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Impact assessment</b>		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

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### 5.5.3 District Centre Zone

Table 5.5.3.1 - District Centre Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Adult store</b>	Code assessment	
		District Centre Zone Code Adult Store Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Agricultural supplies store</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bar</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Car wash</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not located on Tamborine Mountain.	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Child care centre</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Club</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community care centre</b>	Accepted	
	If not involving building work (other than <i>minor building work</i> )	Not applicable.
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Community use</b>	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
Code assessment		
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Dwelling unit</b>	Accepted subject to requirements	
	If located above the ground storey or behind a Commercial activity	Parking and Access Code
<b>Educational establishment</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Not applicable
Code assessment		
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving a drive through facility in the North Tamborine District Centre.	Not applicable
Code assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) not Accepted; and (2) not involving a drive through facility in the North Tamborine District Centre.	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Function facility</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade supplies</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Health care service</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Hotel</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Indoor sport and recreation</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Low impact industry</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in the North Tamborine District Centre; or (2) located in the Boonah District Centre excluding lots fronting High Street.	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	
	If not Accepted subject to requirements	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Market Code Parking and Access Code
<b>Nightclub entertainment facility</b>	Code assessment	
	If located in the Boonah District Centre	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Office</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Outdoor Sales</b>	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If located in the Boonah District Centre excluding lots fronting High Street.	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Place of worship</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
<b>Service industry</b>	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	
		Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Shop</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shopping centre</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Showroom</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code Parking and Access Code General Development Provisions Code
<b>Theatre</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Tourist attraction</b>	Code assessment	
		District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	District Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Impact assessment</b>		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's note;**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.4 Emerging Community Zone

Table 5.5.4.1 - Emerging Community Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Accepted	
	If a <i>local utility</i>	Not applicable
Animal Husbandry	Accepted	
		Not applicable
Cropping	Accepted	
		Not applicable
Caretaker's Accommodation	Accepted subject to requirements	
		Caretaker's Accommodation Code
Dual Occupancy	Accepted	
	If obtaining access from a <i>constructed road</i>	Dual Occupancy Code Emerging Community Zone Code
	Code assessment	
	If not Accepted subject to requirements	Dual Occupancy Code Emerging Community Zone Code
Dwelling house	Accepted subject to requirements	
	If obtaining access from a <i>constructed road</i>	Dwelling House Code
	Code assessment	
	If not Accepted subject to requirements	Dwelling House Code
Home based business	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
Major electricity infrastructure	Accepted	
	Where proposed as underground infrastructure	Not applicable
Park	Accepted	
		Not applicable
Roadside stall	Accepted subject to requirements	
	If not exceeding 9m <sup>2</sup> in total sales area	Roadside Stall Code
	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
Short-term accommodation	Accepted	
	If involving a <i>holiday home</i>	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code Parking and Access Code General Development Provisions Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Impact assessment</b>		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's note;**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.5 Industry Zone

Table 5.5.5.1 - Industry Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Agricultural supplies store</b>	Code assessment	
		Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bulk landscape supplies</b>	Code assessment	
		Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Caretaker's accommodation</b>	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
<b>Car wash</b>	Code assessment	
		Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Crematorium</b>	Code assessment	
		Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Industry Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code
<b>Food and drink outlet</b>	Code assessment	
	If; (1) not exceeding 200m <sup>2</sup> GFA; and (2) not involving a drive through facility.	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	
		Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade supplies</b>	Code assessment	
		Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Indoor sport and recreation</b>	Code assessment	
		Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Low impact industry</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
	Code assessment	
	If not Accepted	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Medium Impact industry</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Outdoor Sales</b>	Code assessment	
	If not involving motor vehicle sales	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not Applicable
<b>Parking station</b>	Code assessment	
		Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Research and</b>	Accepted subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>technology industry</b>	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Sales office</b>	Code assessment	
		Industry Zone Code Sales Office Code Earthworks, Construction and Water Quality Code Parking and Access Code General Development Provisions Code
<b>Service industry</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	
		Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Substation</b>	Accepted	
		Not Applicable
<b>Telecommunications facility</b>	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Transport depot</b>	Accepted subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Warehouse</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Winery</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Industry Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Impact assessment</b>		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

(1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and

*(2) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.6 Limited Development Zone

**Editor's Note** - See Table 5.5.6.2 for Flood Land Precinct and Table 5.5.6.3 for Historical Subdivision Precinct, for categories of development and assessment.

**Table 5.5.6.1 - Limited Development Zone - (Where no precinct applies)**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal Husbandry</b>	Accepted	
		Not applicable
<b>Cropping</b>	Accepted	
		Not applicable
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Park</b>	Accepted	
		Not applicable
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the level of assessment column.		
Any other undefined use		

**Editor's notes**

- (1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and
- (2) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

**Table 5.5.6.2 - Limited Development Zone - Flood Land Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal Husbandry</b>	Accepted	
		Not applicable
<b>Cropping</b>	Accepted	
		Not applicable
<b>Park</b>	Accepted	
		Not applicable
Impact assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the level of assessment column.		
Any other undefined use		

**Editor's notes**

- (1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and  
(2) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

**Table 5.5.6.3 - Limited Development Zone - Historical Subdivision Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal Husbandry</b>	Accepted	
		Not applicable
<b>Cropping</b>	Accepted	
		Not applicable
<b>Dwelling house</b>	Accepted subject to requirements	
	If; (1) obtaining access from a <i>constructed road</i> and the lot is a minimum of 2ha; or (2) where located in Harrisville and obtaining access from a <i>constructed road</i> and the lot is a minimum of 4000m <sup>2</sup> .	Dwelling House Code
	Code assessment	
	If; (1) not obtaining access from a <i>constructed road</i> and the lot is a minimum of 2ha; or (2) where located in Harrisville and not obtaining access from a <i>constructed road</i> and the lot is a minimum of 4000m <sup>2</sup> .	Limited Development Zone Code Dwelling House Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial Activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity</b>	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>infrastructure</b>	Where proposed as underground infrastructure	Not applicable
<b>Park</b>	Accepted	
		Not applicable
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
<b>Roadside stall</b>	Accepted subject to requirements	
	If not exceeding 9m <sup>2</sup> in total sales area	Roadside Stall Code
	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the level of assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*  
(2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.7 Local Centre Zone

Table 5.5.7.1 - Local Centre Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Adult store</b>	Code assessment	
		Adult Store Code Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Agricultural supplies store</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bar</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Car wash</b>	Code assessment	
		Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Child care centre</b>	Code assessment	
		Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Club</b>	Code assessment	
		Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community care centre</b>	Accepted	
	If: (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community use</b>	Accepted	
	If not involving building work (other than <i>minor building work</i> )	Not Applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not Applicable
<b>Dwelling unit</b>	Accepted subject to requirements	
	If located above the ground storey or behind a Commercial activity	Parking and Access Code
<b>Educational establishment</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Not Applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Emergency services</b>	Code assessment	Local Centre Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Function facility</b>	Code assessment	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade supplies</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
	<b>Health care service</b> Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
Code assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Hotel</b>	Code assessment	
		Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Indoor sport and recreation</b>	Code assessment	
		Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Office</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not Applicable
<b>Parking station</b>	Code assessment	
		Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Place of worship</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	
		Local Centre Zone Code Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shop</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shopping centre</b>	Code assessment	
		Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Showroom</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Local Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.8 Low Density Residential Zone

Table 5.5.8.1 - Low Density Residential Zone - (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal keeping</b>	Accepted subject to requirements	
	If; (1) a cattery; (a) not exceeding 10 cats; and (b) not involving the boarding of cats; or (2) an aviary.	Animal Keeping Code
	Code assessment	
	If a cattery; (1) not exceeding 20 cats; and (2) does not involve the boarding of cats.	Animal Keeping Code General Development Provisions Code
<b>Child care centre</b>	Code Assessment	
	If obtaining access from a <i>higher order road</i>	Low Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Dual occupancy</b>	Accepted subject to requirements	
	If: (1) on a lot 1000m <sup>2</sup> or greater; or (2) on a corner lot 800m <sup>2</sup> or greater with legal dual road access	Low Density Residential Zone Code Dual Occupancy Code
	Code assessment	
	If on a lot 700m <sup>2</sup> or greater	Low Density Residential Zone Code Dual Occupancy Code
	Impact assessment	
	If not Accepted subject to requirements or Code assessment	The Planning Scheme
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Emergency services</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Density Residential Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Multiple Dwelling</b>	Code assessment	
	If involving 3 <i>dwelling units</i>	Low Density Residential Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code Landscaping Code General Development Provisions Code
<b>Park</b>	Accepted	
		Not applicable
<b>Residential Care Facility</b>	Code assessment	
	If involving 10 bedrooms or less	Low Density Residential Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Parking and Access Code Infrastructure Design Code Landscaping Code General Development Provisions Code
<b>Retirement facility</b>	Code assessment	
	If involving 10 bedrooms or less	Low Density Residential Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Parking and Access Code Infrastructure Design Code Landscaping Code General Development Provisions Code
<b>Sales office</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Density Residential Zone Code Sales Office Code Earthworks, Construction and Water Quality Code Parking and Access Code General Development Provisions Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
<b>Substation</b>	Code assessment	
		Low Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Telecommunications facility</b>	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's note:**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

**Table 5.5.8.2 - Low Density Residential Zone - Mountain Residential Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal keeping</b>  <i>Editor's Note - Please refer to the Local Laws for additional animal keeping requirements.</i>	Accepted subject to requirements	
	If involving; (1) a cattery: (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary not exceeding 200m <sup>2</sup> GFA; or (3) a stable; or (4) outdoor horse training tracks or arenas.	Animal Keeping Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) not involving a kennel.	Animal Keeping Code General Development Provisions Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Emergency services</b>	Code assessment	
		Low Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Park</b>	Accepted	
		Not applicable
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
<b>Substation</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

Editor's note;

- (3) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and  
(4) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

## 5.5.9 Low-Medium Density Residential Zone

Table 5.5.9.1 - Low-Medium Density Residential Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal keeping</b>	Accepted subject to requirements	
	If; (1) a cattery; (2) not exceeding 10 cats; and (3) not involving the boarding of cats; or (4) an aviary.	Animal Keeping Code
	Code assessment	
	If a cattery; (1) not exceeding 20 cats; and (2) not involving the boarding of cats.	Animal Keeping Code General Development Provisions Code
<b>Child care centre</b>	Code assessment	
	If obtaining access from a <i>higher order road</i>	Low-Medium Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Dual occupancy</b>	Accepted subject to requirements	
	If on a lot 900m <sup>2</sup> or greater.	Low-Medium Density Residential Zone Code Dual Occupancy Code
	Code assessment	
	If on a lot 700m <sup>2</sup> or greater	Low-Medium Density Residential Zone Code Dual Occupancy Code
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Emergency services</b>	Code assessment	
		Low-Medium Density Residential Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Multiple dwelling</b>	Code assessment	
	If not exceeding 6 dwellings	Low-Medium Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Higher Density Residential Uses Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Residential Care Facility</b>	Code assessment	
	If involving 10 bedrooms or less	Low-Medium Density Residential Zone Code Higher Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code
<b>Retirement Facility</b>	Code assessment	
	If involving 10 bedrooms or less	Low-Medium Density Residential Zone Code Higher Density Residential Uses Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Landscaping Code Parking and Access Code General Development Provisions Code
<b>Sales office</b>	Code assessment	
		Low-Medium Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Sales Office Code
<b>Short-term</b>	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
accommodation	If involving a <i>holiday home</i>	Not applicable
Substation	Code assessment	
		Low Medium Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Telecommunications facility	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code General Development Provisions Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*  
(2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.10 Major Centre Zone

Table 5.5.10.1 - Major Centre Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted subject to requirements	
	If a <i>local utility</i>	Not applicable
<b>Adult store</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Adult Store Code
	Code assessment	
	If not Accepted subject to requirements	Adult Store Code Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Agricultural supplies store</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bar</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Car wash</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Child care centre</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Club</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community care centre</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Community use</b>	Accepted	
	If: (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Dwelling unit</b>	Accepted subject to requirements	
	If located above the ground storey of a Commercial activity	Parking and Access Code
<b>Educational establishment</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Not applicable
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Function facility</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade supplies</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Health care service</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Hotel</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Indoor sport and recreation</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	
	If not Accepted subject to requirements	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Multiple dwelling</b>	Code assessment	
	If located above the ground storey of a Commercial activity	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Medium Density Residential Uses Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Nightclub entertainment facility</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Office</b>	Accepted	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Place of worship</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Rooming accommodation</b>	Code assessment	
	If located above the ground storey of a Commercial activity	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Medium Density Residential Uses Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Service Station Code
<b>Shop</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shopping centre</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short-term accommodation</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Showroom</b>	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Theatre</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Tourist attraction</b>	Code assessment	
		Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Major Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.11 Major Tourism Zone

Table 5.5.11.1 - Major Tourism Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Air Service</b>	Code assessment	
	If not involving an airstrip or helipad	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Animal husbandry</b>	Accepted	
		Not applicable
<b>Animal keeping</b>	Accepted subject to requirements	
	If involving; (1) a cattery; (a) not exceeding 10 cats; and (b) not involving the boarding of cats; or (2) stables; or (3) outdoor horse training tracks and arenas; or (4) an aviary.	Animal Keeping Code
	Code assessment	
	If a cattery; (1) not exceeding 20 cats; and (2) not involving the boarding of cats.	Animal Keeping Code
<b>Bar</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Caretaker's accommodation</b>	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
<b>Club</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community use</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Cropping</b>	Accepted	
		Not applicable
<b>Educational establishment</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Parking and Access Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	
		Major Tourism Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code
<b>Environment facility</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Major Tourism Zone Code Tourism Uses Code Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Major Tourism Zone Code Tourism Uses Code Earthworks, Construction and Water Quality Code Parking and Access Code General Development Provisions Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Function facility</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not exceeding 500m <sup>2</sup> GFA.	Not Applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hotel</b>	Code assessment	
		Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Indoor sport and recreation</b>	Code assessment	
		Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	
	If not Accepted subject to requirements	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Nature-based tourism</b>	Accepted subject to requirements	
	If; (1) not exceeding a total of 2 <i>tourist accommodation sites</i> for any use; or (2) a tourist activity not involving building work (other than <i>minor building work</i> ).	Major Tourism Zone Code Parking and Access Code Tourism Uses Code
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Nightclub entertainment facility</b>	Code assessment	
		Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Outdoor sport and recreation</b>	Code assessment	
	If not involving a rifle or shooting range	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Shop</b>	Code Assessment	
	Where not involving <i>convenience retail, department store, discount department store, full-line supermarket or supermarket</i>	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shopping Centre</b>	Code Assessment	
	Where not involving <i>convenience retail, a department store, discount department store, full-line supermarket or supermarket</i>	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short-term</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
accommodation		Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Substation	Accepted	
		Not applicable
Telecommunications facility	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code General Development Provisions Code
Theatre	Code assessment	
		Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Tourist attraction	Code assessment	
		Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Tourism Uses Code
Tourist park	Code assessment	
	If not exceeding 25 <i>tourist accommodation sites</i>	Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Tourist Park Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Winery	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Major Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.12 Minor Tourism Zone

Table 5.5.12.1 - Minor Tourism Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal Husbandry</b>	Accepted	
		Not applicable
<b>Animal keeping</b>	Accepted subject to requirements	
	If; (1) located on a site with an existing Dwelling house; and (2) a cattery; (a) not exceeding 10 cats; and (b) does not involve the boarding of cats; or (3) an aviary.	Animal Keeping Code
	Code assessment	
	If; (1) located on a site with an existing dwelling house; and (2) a cattery; (a) not exceeding 20 cats; and (b) does not involve the boarding of cats.	Animal Keeping Code General Development Provisions
<b>Bar</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) where not located on Main Western Road	Parking and Access Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) not located on Main Western Road.	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community use</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not Accepted subject to requirements	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Cropping</b>	Accepted	
		Not applicable
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Dwelling unit</b>	Accepted subject to requirements	
		Minor Tourism Zone Code Parking and Access Code
<b>Environment facility</b>	Code assessment	
	If not exceeding 500m <sup>2</sup> TUA	Minor Tourism Zone Code Tourism Uses Code Earthworks, Construction and Water Quality Code Parking and Access Code General Development Provisions Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) not involving a drive through facility; and (2) located in an <i>existing commercial building</i> ; and (3) not involving building work (other than <i>minor building work</i> ).	
	Code assessment	
	If; (1) not Accepted; and (2) not involving a drive through facility	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Function facility</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where: (1) located in a permanent commercial building not exceeding 500m <sup>2</sup> GFA; and (2) not located on Main Western Road.	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	
	If not Accepted subject to requirements	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Market Code Parking and Access Code
<b>Nature-based tourism</b>	Accepted subject to requirements	
	If not exceeding a total of 2 <i>tourist accommodation sites</i> .	Minor Tourism Zone Code General Development Provisions Code Parking and Access Code Tourism Uses Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) not exceeding a total of 6 <i>tourist accommodation sites</i> ; or (3) a tourist activity not exceeding 500m <sup>2</sup> TUA.	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shop</b>	Code assessment	
	If; (1) not exceeding 500m <sup>2</sup> GFA; and (2) involving the sale of speciality goods to tourists; and (3) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket</i> or <i>supermarket</i> .	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shopping centre</b>	Code assessment	
	If; (1) not exceeding 500m <sup>2</sup> GFA; and (2) involving the sale of speciality goods to tourists; and (3) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket</i> or <i>supermarket</i> .	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
	Code assessment	
	If not Accepted and; (1) not exceeding 6 <i>tourist accommodation sites</i> ; or (2) <i>tourist accommodation</i> not exceeding 750m <sup>2</sup> GFA.	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Tourist attraction</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not exceeding 500m <sup>2</sup> TUA	Minor Tourism Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable.
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*



## 5.5.13 Mixed Use Zone

Editor's Note- See **Table 5.5.12.2** for Commercial Industrial Precinct categories of development and assessment

**Table 5.5.13.1 - Mixed Use Zone - (Where no precinct applies)**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Adult store</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Adult Store Code
	Code assessment	
	If not Accepted subject to requirements	Adult Store Code Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Agricultural supplies store</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bar</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Car wash</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where not located on Tamborine Mountain	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Child care centre</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Club</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Standard Development Provisions Code Parking and Access Code
<b>Community care centre</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Standard Development Provisions Code Parking and Access Code
<b>Community use</b>	Accepted	
	If: (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Standard Development Provisions Code Parking and Access Code
<b>Dwelling unit</b>	Accepted subject to requirements	
	If located above the ground storey of a Commercial activity	Parking and Access Code
<b>Educational establishment</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving a drive through facility on Tamborine Mountain; and (3) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If: (1) not Accepted; and (2) not involving a drive through facility on Tamborine Mountain.	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Function facility</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade supplies</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Health care service</b>	Accepted subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code Assessable	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Indoor sport and recreation</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a Calendar month	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Multiple Dwelling</b>	Code assessment	
	Where not exceeding 6 dwellings	Mixed Use Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Office</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Outdoor Sales</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Residential Care Facility</b>	Code assessment	
	Where involving 10 bedrooms or less	Mixed Use Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Infrastructure Design Code
<b>Retirement facility</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where involving 10 bedrooms or less	Mixed Use Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Infrastructure Design Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	
	Where not located on Tamborine Mountain	Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shop</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket</i> or <i>supermarket</i> .	Not applicable
	Code assessment	
	If: (1) not Accepted; and (2) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket</i> or <i>supermarket</i> .	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Shopping centre</b>	Code assessment	
	If not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket.</i>	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Showroom</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than minor building work).	Not Applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Accepted	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than minor building work).	Not Applicable
Code assessment		
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

**Table 5.5.13.2 - Mixed Use Zone - Commercial Industrial Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Adult store</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Adult Store Code Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Adult Store Code Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Agricultural supplies store</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Air service</b>	Code assessment	
	If located on Lot 142 RP182609	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bar</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code

	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bulk landscape supplies</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Caretaker's accommodation</b>	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
<b>Car wash</b>	Code assessment	
	Where not located on Tamborine Mountain	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Club</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community care centre</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

<b>Community use</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Educational establishment</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; (2) not involving a drive through facility on Tamborine Mountain; and (3) not involving building work (other than <i>minor building work</i> ).	
	Code assessment	
	If: (1) not Accepted; and (2) not involving a drive through facility on Tamborine Mountain.	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Function facility</b>	Code assessment	

		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade supplies</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Health care service</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	

	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Indoor sport and recreation</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Low impact industry</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a Calendar month	Market Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Office</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

<b>Outdoor sales</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Research and technology industry</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	
	Where not located on Tamborine Mountain	Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shop</b>	Accepted	

	<p>If;</p> <p>(1) located in an <i>existing commercial building</i>; and</p> <p>(2) not involving building work (other than <i>minor building work</i>) and</p> <p>(3) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket</i>.</p>	
	Code assessment	
	<p>If:</p> <p>(1) not Accepted; and</p> <p>(2) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket</i>.</p>	<p>Mixed Use Zone Code</p> <p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Infrastructure Design Code</p> <p>Landscaping Code</p> <p>Parking and Access Code</p>
<b>Shopping centre</b>	Code assessment	
	<p>If not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket</i></p>	<p>Mixed Use Zone Code</p> <p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Infrastructure Design Code</p> <p>Landscaping Code</p> <p>Parking and Access Code</p>
<b>Showroom</b>	Accepted	
	<p>If;</p> <p>(1) located in an <i>existing commercial building</i>; and</p> <p>(2) not involving building work (other than <i>minor building work</i>).</p>	Not applicable
	Code assessment	
	If not Accepted	<p>Mixed Use Zone Code</p> <p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Infrastructure Design Code</p> <p>Landscaping Code</p> <p>Parking and Access Code</p>
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		<p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Telecommunications Facility Code</p>
<b>Transport depot</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code



	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Warehouse</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and  
(2) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

## 5.5.14 Neighbourhood Centre Zone

Table 5.5.14.1 - Neighbourhood Centre Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Accepted	
	If a <i>local utility</i>	Not applicable
Bar	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Car wash	Code assessment	
	If not located on Tamborine Mountain	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Child care centre	Code assessment	
		Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Club	Code assessment	
		Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Community care	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>centre</b>	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Community use</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
If not Accepted	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code	
<b>Dwelling unit</b>	Accepted subject to requirements	
	If located above the ground storey or behind a Commercial activity	Parking and Access Code
<b>Educational establishment</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Parking and Access Code
	Code assessment	
If not Accepted subject to requirements	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Emergency services</b>	Code assessment	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code
<b>Food and drink outlet</b>	Accepted	Not applicable
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving a drive through facility on Tamborine Mountain; and (3) not involving building work (other than <i>minor building work</i> ).	
	Code assessment	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
	If: (1) not Accepted; and (2) not involving a drive through facility on Tamborine Mountain.	
<b>Function facility</b>	Code assessment	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted subject to requirements	Parking and Access Code
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) GFA does not exceed 250m <sup>2</sup> .	
	Code assessment	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
If not Accepted subject to requirements and GFA does not exceed 250m <sup>2</sup> .		
<b>Hardware and trade</b>	Accepted subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>supplies</b>	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) GFA does not exceed 250m <sup>2</sup> .	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements and GFA does not exceed 250m <sup>2</sup> .	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Health care service</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Indoor sport and recreation</b>	Code assessment	
		Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Office</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not Applicable
<b>Parking station</b>	Code assessment	
		Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where not located on Tamborine Mountain	Neighbourhood Centre Zone Code Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shop</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) GFA does not exceed 250m <sup>2</sup> .	Not Applicable
	Code assessment  If not Accepted and if: (1) involving a supermarket with a GFA not exceeding 1,500m <sup>2</sup> ; (2) where other than a supermarket, GFA does not exceed 250m <sup>2</sup> .	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shopping centre</b>	Code assessment	
	If: (1) involving a supermarket with a GFA not exceeding 1,500m <sup>2</sup> ; (2) any other tenancy where GFA does not exceed 250m <sup>2</sup> .	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary services</b>	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
Code assessment		
	If not Accepted	Neighbourhood Centre Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*  
(2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*



## 5.5.15 Recreation and Open Space Zone

Table 5.5.15.1 - Recreation and Open Space Zone - (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal husbandry</b>	Accepted	
		Not applicable
<b>Caretaker's accommodation</b>	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
<b>Club</b>	Accepted subject to requirements	
	If; (1) located in an existing building not exceeding 200m <sup>2</sup> GFA; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community use</b>	Accepted	
	If not involving building work (other than <i>minor building work</i> )	Not applicable
	Code assessment	
	If not Accepted	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Cropping</b>	Accepted	
		Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Emergency services</b>	Code assessment	
		Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code
<b>Environment facility</b>	Code assessment	
		Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Tourism Uses Code
<b>Food and drink outlet</b>	Code assessment	
	If: (1) not exceeding 200m <sup>2</sup> GFA; and (2) not involving a drive through facility on Tamborine Mountain.	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Indoor sport and recreation</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
	Code assessment	
	If not Accepted	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Zone Code General Development Provisions Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	
	If not Accepted subject to requirements	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Outdoor sales</b>	Code assessment	
	If involving a <i>livestock saleyard</i>	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Outdoor sport and recreation</b>	Accepted subject to requirements	
	If; (1) involving sporting fields; or (2) not exceeding 150m <sup>2</sup> GFA; and (3) not involving a rifle or shooting range.	Recreation and Open Space Zone Code Parking and Access Code
	Code assessment	
	If: (1) not Accepted subject to requirements; and (2) not involving a rifle or shooting range	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	
		Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Permanent plantation</b>	Accepted	
		Not applicable
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunicatio</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
ns facility		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
Tourist park	Code assessment	
	If not exceeding 50 <i>tourist accommodation sites</i>	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Tourist Park Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and  
(2) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

**Table 5.5.15.2 - Recreation and Open Space Zone - Passive Recreation Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Accepted	
	If a <i>local utility</i>	Not applicable
Animal husbandry	Accepted	
		Not applicable
Caretaker's accommodation	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
Cropping	Accepted	
		Not applicable
Environment	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
facility		Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Tourism Uses Code
Major electricity infrastructure	Accepted	
	Where proposed as underground infrastructure	Not applicable
	Code assessment	
	If not Accepted	Recreation and Open Space Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code
Park	Accepted	
		Not applicable
Permanent plantation	Accepted	
		Not applicable
Substation	Accepted	
		Not applicable
Telecommunications facility	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and  
(2) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

## 5.5.16 Rural Residential Zone

*Editor's Note - See Table 5.5.16.2 for Rural Residential A Precinct categories of development and assessment*

**Table 5.5.16.1 - Rural Residential Zone - (Where no precinct applies)**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal husbandry</b>	Accepted	
		Not applicable
<b>Animal keeping</b>  <i>Editor's Note - Please refer to the Local Laws for additional animal keeping requirements.</i>	Accepted subject to requirements	
	If involving; (1) a cattery: (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary not exceeding 200m <sup>2</sup> GFA; or (3) a stable; or (4) outdoor horse training tracks or arenas.	Animal Keeping Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) not involving a kennel.	Animal Keeping Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Cropping</b>	Accepted	
		Not applicable
<b>Dual occupancy</b>	Accepted subject to requirements	
	If (1) on a lot 8000m <sup>2</sup> or greater; and (2) where not located in the <i>Mountain Community</i> .	Rural Residential Zone Code Dual Occupancy Code
	Code assessment	
	If: (1) not Accepted subject to requirements; (2) on a lot 4000m <sup>2</sup> or greater; and (3) where not located in the <i>Mountain Community</i>	Rural Residential Zone Code Dual Occupancy Code
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Emergency services</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Rural Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Park</b>	Accepted	
		Not applicable
<b>Roadside stall</b>	Accepted subject to requirements	
	If not exceeding 9m <sup>2</sup> in total sales area	Roadside Stall Code
	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
<b>Sales office</b>	Code assessment	
		Rural Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Sales Office Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
<b>Substation</b>	Code assessment	
		Rural Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

*Editor's note:*

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*



**Table 5.5.16.2 - Rural Residential Zone - Rural Residential A Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal husbandry</b>	Accepted	
		Not applicable
<b>Animal keeping</b>	Accepted subject to requirements	
	If involving; (1) a cattery: (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary not exceeding 200m <sup>2</sup> GFA; or (3) a stable.	Rural Residential Zone Code Animal Keeping Code Parking and Access Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) a kennel of up to 5 dogs on land exceeding 2ha; or (3) a kennel of up to 10 dogs on land exceeding 4ha; or (4) any other animal keeping not specified in (1) to (3) above (excluding a kennel).	Rural Residential Zone Code Animal Keeping Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Aquaculture</b>	Code assessment	
	If <i>minor aquaculture</i>	Rural Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Cropping</b>	Accepted	
		Not applicable
<b>Dual occupancy</b>	Accepted subject to requirements	
	If: (1) on a lot 2 ha or greater; and (2) where not located in a <i>Mountain Community</i>	Rural Residential Zone Code Dual Occupancy Code
	Code assessment	

	If: (1) not Accepted subject to requirements; (2) on a lot 1 ha or greater; and (3) where not located in a <i>Mountain Community</i> .	Rural Residential Zone Code Dual Occupancy Code
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Emergency Services</b>	Code assessment	
		Rural Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Intensive horticulture</b>	Code assessment	
	If not exceeding a 500m <sup>2</sup> GFA	Rural Residential Zone Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Park</b>	Accepted	
		Not applicable
<b>Roadside stall</b>	Accepted subject to requirements	
	If not exceeding 9m <sup>2</sup> in total sales area	Roadside Stall Code
	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
<b>Sales office</b>	Code assessment	
		Rural Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Sales Office Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
<b>Substation</b>	Code assessment	

		Rural Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Transport depot</b>	Accepted	
	If not exceeding 2 <i>heavy vehicles</i> .	Not applicable
	Code assessment	
	If; (1) not Accepted; and (2) not exceeding 4 <i>heavy vehicles</i> .	Rural Residential Zone Code General Development Provisions Code Parking and Access Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Code assessment	
		Rural Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Wholesale nursery</b>	Code assessment	
	If not exceeding a 500m <sup>2</sup> TUA	Rural Residential Zone Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

(1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

## 5.5.17 Rural Zone

**Editor's Note** - See **Table 5.5.17.2** for Rural Escarpment Protection Precinct and **Table 5.5.17.3** for Tamborine Mountain Rural Precinct levels of assessment.

**Table 5.5.17.1 - Rural Zone - (Where no precinct applies)**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Agricultural supplies store</b>	Code assessment	
	If: (1) not exceeding 750m <sup>2</sup> GFA; and (2) obtaining access from a <i>higher order road</i> .	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Animal Husbandry</b>	Accepted	
		Not applicable
<b>Animal keeping</b>	Accepted subject to requirements	
	If involving; (1) a cattery; (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary; or (3) a stable; or (4) outdoor horse training tracks and arenas limited to domestic use.	Animal Keeping Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) a cattery; or (3) a kennel of up to 5 dogs on land exceeding 2ha; or (4) a kennel of up to 10 dogs on land exceeding 4ha; or (5) animal keeping other than a kennel specified in (3) and (4) above.	Animal Keeping Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Aquaculture</b>	Accepted	
	If <i>minor aquaculture</i>	Not applicable
	Code assessment	
	If not Accepted	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Bulk landscape</b>	Code assessment	

<b>supplies</b>	If; (1) involving a <i>development footprint</i> not exceeding 1ha; and (2) on a site exceeding 10ha; and (3) obtaining access from a <i>higher order road</i> .	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Cropping</b>	Accepted	
		Not applicable
<b>Dual occupancy</b>	Accepted subject to requirements	
	If; (1) on a lot 8000m <sup>2</sup> or greater; and (2) obtaining access from a <i>constructed road</i> .	Rural Zone Code Dual Occupancy Code
	Code Assessment	
	If on a lot 4000m <sup>2</sup> or greater	Rural Zone Code Dual Occupancy Code
<b>Dwelling house</b>	Accepted subject to requirements	
	If obtaining access from a <i>constructed road</i>	Dwelling House Code
	Code assessment	
	If not Accepted subject to requirements	Dwelling House Code
<b>Emergency services</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Environment facility</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Tourism Uses Code
<b>Extractive industry</b>	Code assessment	
	If; (1) extracting less than 5,000 tonnes of quarry material per annum; or (2) involving <i>groundwater extraction</i> .	Rural Zone Code Earthworks, Construction and Water Quality Code Extractive Industries Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Food and drink outlet</b>	Code assessment	

	If; (1) not exceeding 200m <sup>2</sup> GFA; and (2) not involving a drive-through facility.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted	
	If; (1) not exceeding a 50m <sup>2</sup> TUA ; and (2) operating in conjunction with an existing lawful Wholesale nursery or Intensive horticulture; and (3) obtaining access from a <i>sealed road</i> .	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Home based business</b>	Accepted subject to requirements	
		Home Based Business Code
<b>Intensive animal industry</b>	Accepted subject to requirements	
	If; (1) not exceeding the animal numbers in Column 1 of Table 9.3.9.3.2 'Standards for Accepted subject to requirements Intensive animal industry'; and (2) on a site not less than the minimum area in Column 2 of Table 9.3.9.3.2 'Standards for Accepted subject to requirements Intensive animal industry'  <i>Editor's Note - Refer to the Intensive Animal Industry Code for details the numbers and specifications of animals that may be kept as Accepted subject to requirements development</i>	Intensive Animal Industry Code
	Code assessment	
	If not Self or Impact assessable	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Animal Industry Code Landscaping Code Parking and Access Code
	Impact assessment	
	If involving an <i>Environmentally Relevant Activity</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Animal Industry Code Landscaping Code Parking and Access Code
<b>Intensive horticulture</b>	Accepted subject to requirements	

	If; (1) not exceeding 5,000m <sup>2</sup> GFA; and (2) on a site greater than 5ha; and (3) not involving mushroom farming.	Intensive Horticulture and Wholesale Nursery Code
	Code assessment	
	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code
<b>Low impact industry</b>	Code assessment	
	If on a site greater than 4ha in area  <i>Editor's Note - The Category of Assessment for urban activities in the Regional Landscape and Rural Production Area prevails over the Category of Assessment identified in the planning scheme.</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
	Code assessment	
	Where not Accepted.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Market</b>	Accepted subject to requirements	
	If; (1) not exceeding 2 markets in a calendar month; and (2) access is obtained from a <i>sealed road</i> .	Market Code
	Code assessment	
	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Medium impact industry</b>	Code assessment	
	If involving concrete batching where operating in association with a lawful Extractive industry being a quarry.  <i>Editor's Note - The Category of Assessment for urban activities in the Regional Landscape and Rural Production Area prevails over the Category of Assessment identified in the planning scheme.</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code

<b>Nature-based tourism</b>	Accepted subject to requirements	
	If; (1) on a site greater than 2 ha and not exceeding a total of 2 <i>tourist accommodation sites</i> ; and (2) obtaining access from a <i>constructed road</i> .	Rural Zone Code Parking and Access Code Tourism Uses Code
	Code assessment	
	If not Accepted subject to requirements and; (1) not exceeding a total of 6 <i>tourist accommodation sites</i> ; or (2) a tourist activity not exceeding 500m <sup>2</sup> TUA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Outdoor sales</b>	Code assessment	
	If involving a <i>livestock saleyard</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Outdoor sport and recreation</b>	Code assessment	
	If; (1) not exceeding 1000m <sup>2</sup> GFA; and (2) not involving a rifle or shooting range.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Permanent plantation</b>	Accepted	
		Not applicable
<b>Place of worship</b>	Code assessment	
	If: (1) involving an extension to an existing <i>Place of worship</i> ; and (2) the extension does not exceed 200m <sup>2</sup> GFA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Renewable energy facility</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code
<b>Roadside stall</b>	Accepted subject to requirements	
	If not exceeding 9m <sup>2</sup> in total sales area	Roadside Stall Code



	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
<b>Rural industry</b>	Accepted subject to requirements	
	If not exceeding 200m <sup>2</sup> GFA.	Rural Zone Code Parking and Access Code
	Code assessment	
	If, (1) not Accepted subject to requirements; and (2) not exceeding 500m <sup>2</sup> GFA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Rural workers' accommodation</b>	Code assessment	
		Medium Density Residential Uses Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
	Accepted subject to requirements	
	If; (1) on a site greater than 2 ha; and (2) not exceeding 2 cabins.	Rural Zone Code Parking and Access Code Tourism Uses Code
	Code assessment	
	If not exceeding 6 cabins	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Tourist attraction</b>	Code assessment	
	If not exceeding 500m <sup>2</sup> GFA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Tourist park</b>	Accepted subject to requirements	

	If; (1) not more than 5 <i>tourist accommodation sites</i> ; and (2) on a site greater than 20 ha.	Rural Zone Code Parking and Access Code Tourist Park Code
	Code assessment	
	If not exceeding 25 <i>tourist accommodation sites</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourist Park Code
<b>Transport depot</b>	Accepted	
	If; (1) not more than 4 <i>heavy vehicles</i> ; and (2) on a site greater than 2 ha.	Not applicable
	Code assessment	
	If; (1) not Accepted development; and (2) not more than 15 <i>heavy vehicles</i> ; and (3) on a site greater than 10ha.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Code assessment	
	If involving <i>groundwater extraction</i> for the supply of water for domestic purposes	Rural Zone Code General Development Provisions Code Landscaping Code Parking and Access Code
	Impact assessment	
	If not Accepted or Code Assessment	The Planning Scheme
<b>Veterinary service</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Wholesale nursery</b>	Accepted subject to requirements	
	If; (1) on a site greater than 5ha; and (2) involving a <i>development footprint</i> not exceeding 5,000m <sup>2</sup> .	Rural Zone Code Intensive Horticulture and Wholesale Nursery Code Parking and Access Code
	Code assessment	

	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code
<b>Winery</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

**Table 5.5.17.2 - Rural Zone - Rural Escarpment Protection Precinct**

<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>All uses</b>	Accepted	
	If a local utility	Not applicable
<b>Animal husbandry</b>	Accepted	
		Not applicable
<b>Animal Keeping</b>	Accepted subject to requirements	
	If involving; (1) a cattery; (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary; or (3) a stable.	Animal Keeping Code
	Code assessment	
	If not Accepted subject to requirements and involving: (1) a cattery not involving boarding; or (2) other animal keeping not being a kennel.	Animal Keeping Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Aquaculture</b>	Code assessment	
	If <i>minor aquaculture</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Cropping</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Dwelling house</b>	Accepted subject to requirements	
	If obtaining access from a <i>constructed road</i>	Dwelling House Code
	Code assessment	
	If not Accepted subject to requirements	Dwelling House Code
<b>Environment facility</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not exceeding 200m <sup>2</sup> TUA	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Tourism Uses Code
<b>Food and drink outlet</b>	Code assessment	
	If; (1) not exceeding 200m <sup>2</sup> GFA; and (2) not involving a drive through facility.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
		Home Based Business Code
<b>Intensive animal industry</b>	Code assessment	
	If; (1) involving poultry and less than 1000 birds; and (2) on a site not less than the minimum area in Column 2 of Table 9.3.9.3.2 'Standards for Accepted subject to requirements Intensive animal industry'.  <i>Editor's Note - Refer to the Intensive Animal Industry Code for details the numbers and specifications of animals that may be kept as Accepted subject to requirements development</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Intensive Animal Industry Code
<b>Nature-based tourism</b>	Code assessment	
	If; (1) on a site greater than 2 ha and not exceeding a total of 4 <i>tourist accommodation sites</i> ; or (2) a tourist activity not exceeding 200m <sup>2</sup> TUA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Park</b>	Accepted	
		Not applicable
<b>Permanent plantation</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Roadside stall</b>	Accepted subject to requirements	
	If not exceeding 9 m <sup>2</sup> in total sales area	Roadside Stall Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	Roadside Stall Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code Assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact Assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

**Table 5.5.17.3 - Rural Zone - Tamborine Mountain Rural Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal Husbandry</b>	Accepted	
		Not applicable
<b>Animal keeping</b>	Accepted subject to requirements	
	If involving; (1) a cattery; (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary; or (3) a stable; or (4) outdoor horse training tracks and arenas limited to domestic use.	Animal Keeping Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) a cattery; or (3) a kennel of up to 5 dogs on land exceeding 2ha; or (4) a kennel of up to 10 dogs on land exceeding 4ha; or (5) animal keeping other than a kennel not specified in (3) and (4) above.	Animal Keeping Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Aquaculture</b>	Accepted	
	If <i>minor aquaculture</i>	Not applicable
	Code assessment	
	If not Accepted	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Club</b>	Code assessment	
	If; (1) located in an <i>existing commercial building</i> not exceeding 200m <sup>2</sup> GFA; and (2) not involving a liquor licence; and (3) obtaining access from a <i>higher order road</i> .	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Cropping</b>	Accepted	
		Not applicable

<b>Dwelling house</b>	Accepted subject to requirements	
	If obtaining access from a <i>constructed road</i>	Dwelling House Code
	Code assessment	
	If not Accepted subject to requirements	Dwelling House Code
<b>Emergency services</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
<b>Environment facility</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Tourism Uses Code
<b>Food and drink outlet</b>	Code assessment	
	If; (1) not exceeding 200m <sup>2</sup> GFA; and (2) not involving a drive-through facility.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted	
	If; (1) not exceeding 50m <sup>2</sup> TUA; and (2) operating in conjunction with an existing lawful Wholesale nursery or Intensive horticulture; and (3) obtaining access from a <i>sealed road</i> .	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Home based business</b>	Accepted subject to requirements	
		Home Based Business Code
<b>Intensive animal</b>	Accepted subject to requirements	



<b>industry</b>	<p>If:  (1) involving poultry and less than 1000 birds; and  (2) on a site not less than the minimum area in Column 2 of Table 9.3.9.3.2 'Standards for Accepted subject to requirements Intensive animal industry'.</p> <p><i>Editor's Note - Refer to the Intensive Animal Industry Code for details the numbers and specifications of animals that may be kept as Accepted subject to requirements development</i></p>	Intensive Animal Industry Code
<b>Intensive horticulture</b>	Accepted subject to requirements	
	<p>If;  (1) not exceeding 5,000m<sup>2</sup> GFA; and  (2) on a site greater than 5ha; and  (3) not involving mushroom farming.</p>	Intensive Horticulture and Wholesale Nursery Code
	Code assessment	
	<p>If:  (1) not Accepted subject to requirements; and  (2) not involving mushroom farming.</p>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	<p>If;  (1) not exceeding 2 markets in a calendar month; and  (2) access is obtained from a <i>sealed road</i>.</p>	Market Code
	Code assessment	
	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Nature-based tourism</b>	Accepted subject to requirements	
	<p>If;  (1) on a site greater than 2 ha and not exceeding a total of 2 <i>tourist accommodation sites</i>;  and  (2) obtaining access from a <i>constructed road</i>.</p>	Rural Zone Code General Development Provisions Code Parking and Access Code Tourism Uses Code

	Code assessment	
	If not Accepted subject to requirements and; (1) not exceeding a total of 6 <i>tourist accommodation sites</i> ; or (2) a tourist activity not exceeding 200m <sup>2</sup> TUA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Outdoor sport and recreation</b>	Code assessment	
	If; (1) on a site greater than 4ha; and (2) not exceeding 200m <sup>2</sup> TUA; and (3) not involving a rifle or shooting range.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Permanent plantation</b>	Accepted	
		Not applicable
<b>Roadside stall</b>	Accepted subject to requirements	
	If not exceeding 9m <sup>2</sup> in total sales area	Roadside Stall Code
	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
<b>Rural industry</b>	Code assessment	
	If not exceeding 200m <sup>2</sup> GFA	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i> .	Not applicable
	Accepted subject to requirements	
	If; (1) on a site greater than 2 ha; and (2) not exceeding 2 cabins.	Rural Zone Code Parking and Access Code Tourism Uses Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) not exceeding 6 cabins.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Substation</b>	Accepted	
		Not applicable

<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Tourist attraction</b>	Code assessment	
	If not exceeding 200m <sup>2</sup> TUA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Tourist park</b>	Code assessment	
	If not exceeding 6 <i>tourist accommodation sites</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourist Park Code
<b>Transport Depot</b>	Accepted	
	If not exceeding 2 <i>heavy vehicles</i>	Not applicable
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Wholesale nursery</b>	Accepted subject to requirements	
	If; (1) on a site greater than 5ha; and (2) involving a <i>development footprint</i> not exceeding 5,000m <sup>2</sup> .	Rural Zone Code Intensive Horticulture and Wholesale Nursery Code Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code

<b>Winery</b>	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.5.18 Special Purposes Zone

**Editor's Note** - For the Bromelton State Development Area Precinct, refer to Part 10 - Other Plans for information on the assessment of development for a Material Change of Use.

**Table 5.5.18.1 - Special Purposes Zone - Bulk Water Storage Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal husbandry</b>	Accepted	
		Not applicable
<b>Caretaker's accommodation</b>	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
<b>Club</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community use</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Cropping</b>	Accepted	
		Not applicable
<b>Emergency services</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Environment facility</b>	Code assessment	

		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Indoor sport and recreation</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Landing</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
	Code assessment	
	If not Accepted	Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Major sport, recreation and entertainment facility</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	

	If not Accepted subject to requirements	Special Purposes Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Nature-based tourism</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
<b>Outdoor sport and recreation</b>	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Special Purpose Zone Code Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Permanent plantation</b>	Accepted	
		Not applicable
<b>Renewable energy facility</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code
<b>Short-term accommodation</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Tourist Uses Code
<b>Substation</b>	Accepted	

		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Tourist attraction</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Tourist park</b>	Code assessment	
		Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Tourist Park Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Code Assessment	
	If not Accepted subject to requirements	Special Purpose Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and  
(2) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.



## 5.5.19 Township Zone

Note - See Table 5.5.19.2 for Township Zone (Township Residential Precinct)

Table 5.5.19.1 - Township Zone - (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Adult store</b>	Code assessment	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Adult Store Code Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Agricultural supplies store</b>	Accepted	
	If; (3) located in an <i>existing commercial building</i> ; and (4) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bar</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Car wash</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Child care centre</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Club</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community care centre</b>	Accepted	
	If: (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Community use</b>	Accepted	
	If: (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Dual occupancy</b>	Accepted subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (1) on a lot 2000m <sup>2</sup> or greater where connected to the reticulated sewerage network; or (2) on a lot 8000m <sup>2</sup> or greater where not connected to the reticulated sewerage network.	Township Zone Code Dual Occupancy Code
	Code Assessment	
	If not Accepted subject to requirements; and; (1) on a lot 1000m <sup>2</sup> or greater where connected to the reticulated sewerage network; or (2) on a lot 4000m <sup>2</sup> or greater where not connected to the reticulated sewerage network.	Township Zone Code Dual Occupancy Code
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Dwelling unit</b>	Accepted subject to requirements	
	If located above the ground storey or behind a Commercial activity	Township Zone Code Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Township Zone Code Parking and Access Code
<b>Educational establishment</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Function facility</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> not exceeding 250m <sup>2</sup> GFA; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If; (1) not Accepted; and (2) not exceeding 250m <sup>2</sup> GFA.	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade</b>	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>supplies</b>	If; (1) located in an <i>existing commercial building</i> not exceeding 250m <sup>2</sup> GFA; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If; (1) not Accepted; and (2) not exceeding 250m <sup>2</sup> GFA.	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Health care service</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Indoor sport and recreation</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Low impact industry</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a calendar month	Market Code
	Code assessment	
	If not Accepted subject to requirements	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Office</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Outdoor sales</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential care facility</b>	Code assessment	
	If involving 10 bedrooms or less	Township Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Retirement facility</b>	Code assessment	
	If involving 10 bedrooms or less	Township Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
<b>Service station</b>	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shop</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> not exceeding 250m <sup>2</sup> GFA; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment If; (1) not Accepted; and (2) not exceeding 250m <sup>2</sup> GFA.	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shopping centre</b>	Code assessment If each tenancy does not exceed 250m <sup>2</sup> GFA	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short-term accommodation</b>	Accepted If involving a <i>holiday home</i> Code assessment If not Accepted subject to requirements	Not applicable Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Medium Density Residential Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Substation</b>	Accepted	Not applicable
<b>Telecommunications facility</b>	Code assessment	Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Theatre</b>	Code assessment	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Tourist attraction</b>	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Tourist park</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code Tourist Park Code
<b>Transport depot</b>	Accepted	
	If involving not more than 2 <i>heavy vehicles</i>	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted subject to requirements	The Planning Scheme
<b>Veterinary service</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Warehouse</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and
- (2) Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

**Table 5.5.19.2 - Township Zone - Township Residential Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Accepted	
	If a <i>local utility</i>	Not applicable
Animal keeping	Accepted subject to requirements	
	If; (1) a cattery; (a) not exceeding 10 cats; and (b) does not involve the boarding of cats; or (2) an aviary.	Animal Keeping Code
	Code assessable	
	If a cattery; (1) not exceeding 20 cats; and (2) does not involve the boarding of cats.	Animal Keeping Code General Development Provisions Code
Child care centre	Code assessment	
	If obtaining access from a <i>higher order road</i>	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Club	Code assessment	
	If not involving a liquor licence	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Community care centre	Accepted subject to requirements	
	If not involving building work (other than <i>minor building work</i> )	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Community residence	Accepted	
		Not applicable
Community use	Accepted	

	If not involving building work (other than <i>minor building work</i> )	Not applicable
	Code assessment	
	If not Accepted	Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Dual occupancy</b>	Accepted subject to requirements	
	If; (1) on a lot 2000m <sup>2</sup> or greater where connected to the reticulated sewerage network; or (2) on a lot 8000m <sup>2</sup> or greater where not connected to the reticulated sewerage network.	Township Zone Code Dual Occupancy Code
	Code Assessment	
	If not Accepted subject to requirements; and; (1) on a lot 1000m <sup>2</sup> or greater where connected to the reticulated sewerage network; or (2) on a lot 4000m <sup>2</sup> or greater where not connected to the reticulated sewerage network.	Township Zone Code Dual Occupancy Code
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Emergency services</b>	Code assessment	
		Township Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Park</b>	Accepted	
		Not applicable
<b>Residential care</b>	Code assessment	

<b>facility</b>	If involving 10 bedrooms or less	Township Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Retirement facility</b>	Code assessment	
	If involving 10 bedrooms or less	Township Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted subject to requirements	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

## 5.6 Categories of Development and Assessment - Reconfiguring a Lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

**Table 5.6.1—Reconfiguring a Lot**

Zone	Categories of development and of assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Zones	Code assessment	
	If involving a boundary realignment and no new lots are created.	The relevant Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
All Zones	Code assessment	
	If limited to the creation of an access easement	The relevant Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
Limited Development Zone - Historical Subdivision Precinct	Code assessment	
	If; (1) all proposed lots are 2 hectares or greater where not located in Harrisville; or (2) all proposed lots are 4000m <sup>2</sup> or greater where located in Harrisville.	Limited Development Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Low Density Residential Zone	Code assessment	
	If all proposed residential lots meet the minimum average lot size specified in <b>Table 9.4.6.3.2 - Minimum Lot Size and Design</b> for the Low Density Residential Zone.	Low Density Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Low-medium Density Residential Zone	Code assessment	
	If all proposed residential lots meet the minimum average lot size specified in <b>Table 9.4.6.3.2 - Minimum Lot Size and Design</b> for the Low-medium Density Residential Zone.	Low-medium Density Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Rural Residential Zone - (Where no precinct applies)	Code assessment	
	If; (1) identified on <b>Minimum Lot Size Overlay Map OM-13</b> ; and (2) all proposed residential lots are 4000m <sup>2</sup> or greater.	Rural Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code

	Impact assessment	
	If not code assessment	The Planning Scheme
Rural Residential Zone - Rural Residential A Precinct	Code assessment	
	If; (1) identified on <b>Minimum Lot Size Overlay Map OM-13</b> ; and (2) all proposed residential lots are 1ha or greater.	Rural Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Rural Zone - Where not in the Rural Escarpment Protection Precinct or Tamborine Mountain Rural Precinct	Code assessment	
	If; (1) all proposed lots are 100ha or greater; or (2) lots are identified on <b>Minimum Lot Size Overlay Map OM-13</b> and where: (a) in the Rural 60ha Precinct, all proposed lots are 60ha or greater; or (b) in the Rural 40ha Precinct, all proposed lots are 40ha or greater	Rural Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Rural Zone - Rural Escarpment Protection Precinct	Code assessment	
	If all proposed lots are 100ha or greater	Rural Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
Rural Zone - Tamborine Mountain Rural Precinct	Code assessment	
	If all proposed lots are 100ha or greater	Rural Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
Community Facilities Zone Conservation Zone District Centre Zone Industry Zone Limited Development Zone - (Where no precinct applies) Limited Development Zone - Flood Land Precinct Local Centre Zone Major Centre Zone Major Tourism Zone Minor Tourism Zone Mixed Use Zone Mixed Use Zone - Commercial Industry Precinct Neighbourhood Centre Zone	Code assessment	
	Where involving all other reconfiguring a lot	The relevant Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code

Recreation and Open Space Zone - (Where no precinct applies) Recreation and Open Space Zone - Passive Recreation Precinct Special Purpose Zone - (Where no precinct applies) Special Purpose Zone - Bromelton State Development Area Precinct Special Purpose Zone - Bulk Water Storage Facilities Precinct Township Zone - (Where no precinct applies) Township Zone - Township Residential Precinct		
Emerging Community Zone	Impact Assessment	
	Where involving all other reconfiguring a lot	The Planning Scheme

**Editor's note** - The above levels of assessment and categories of assessment apply unless otherwise prescribed in the Act or the Regulation.



## 5.7 Categories of Development and Assessment - Building Work

There is no building work regulated by the planning scheme.

**Editor's note** - *The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.*

## 5.8 Categories of Development and Assessment - Operational Work

The following table identifies the categories of development and assessment for operational work.

**Table 5.8.1- Operational Work**

Zone	Categories of development and Assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Advertising Device</b>		
District Centre Zone	Accepted	
Industry Zone	If a <i>local utility</i>	Not applicable
Local Centre Zone	Code assessable	
Major Centre Zone	If: (1) A <i>pylon sign</i> ; or (2) A <i>third party billboard sign</i> .	Advertising Devices Code Relevant Zone Code
Major Tourism Zone		
Mixed Use Zone - Commercial Industrial Precinct only		
Recreation and Open Space Zone (Where no precinct applies)		
Rural Zone (Where no precinct applies)		
Township Zone (Where no precinct applies)		
Zones not specified above.		
	If: (1) A <i>pylon sign</i> ; or (2) A <i>third party billboard sign</i> .	The Planning Scheme
<b>Car Park</b>		
All Zones	Accepted	
	If carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; (1) has not lapsed; and (2) states that a development approval for operational works for a car park is not required.	Not applicable
	Code assessable	
	If: (1) not Accepted; and (2) involving an impervious area for vehicle parking for 8 spaces or more in total on a site.	Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Filling or Excavation</b>		
All Zones	Accepted	

	<p>If:</p> <p>(1) a <i>local utility</i>; or</p> <p>(2) <i>minor filling and excavation</i>; or</p> <p>(3) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which;</p> <p>(a) has not lapsed; and</p> <p>(b) states that a development approval for operational works for filling or excavation is not required.</p> <p><b>Editor's Note</b> - Overlays may prescribe a higher level of assessment, or have different criteria, than above, and must be considered when determining the appropriate categories of development and assessment for filling or excavation.</p>	Not applicable
	Code assessable	
	Code assessable if not Accepted	Earthworks, Construction and Water Quality Code General Development Provisions Code
<b>Operational Work for Reconfiguring a Lot</b>		
All Zones	Code assessable	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code
<b>Undertaking Roadworks on a Local Government Road</b>		
All Zones	Accepted	
	<p>If:</p> <p>(1) a <i>local utility</i> and undertaken by or on behalf of Council; or</p> <p>(2) involving only a driveway crossover.</p> <p><b>Editor's Note</b> - Approval pursuant to Councils Local Laws is required for a driveway crossover not associated with other roadworks and authorised by an Operational Works Permit</p>	Not applicable
	Code assessable	
	If not Accepted	Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code
<b>Accepted</b>		
Any other operational work not listed in this table.		
<b>Editor's Note</b> - Overlays may prescribe a higher level of assessment than above, and must be considered when determining the appropriate categories of development for operational work.		

**Editor's note** - The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

## **5.9 Categories of Development and Assessment - Local Plans**

There are no local plans in the planning scheme.

## 5.10 Categories of Development and Assessment - Overlays

The following table identifies the categories of development and assessment and the relevant assessment benchmarks where an overlay applies to development.

**Table 5.10.1—Overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Overlays		
<p><b>Material Change of Use</b> if a <i>local utility</i>.  <b>Reconfiguring a Lot</b> if a <i>local utility</i>.  <b>Operational Work</b> if a <i>local utility</i>.  <i>Note - If not a local utility, the category of assessment identified for each Overlay below applies.</i></p>	Accepted	Not applicable
<b>Agricultural Land</b> Agricultural Land Overlay Map OM-01		
<p><b>Material Change of Use</b> located in the Agricultural Land Classification (Class A and Class B) or Agricultural Land Buffer Area and involving:</p> <ul style="list-style-type: none"> <li>(a) Animal husbandry; or</li> <li>(b) Animal keeping; or</li> <li>(c) Cropping; or</li> <li>(d) Dual occupancy; or</li> <li>(e) Dwelling house; or</li> <li>(f) Home based business; or</li> <li>(g) Intensive animal industry (excluding buildings); or</li> <li>(h) Intensive horticulture; or</li> <li>(i) Market; or</li> <li>(j) Roadside stall; or</li> <li>(k) Rural industry; or</li> <li>(l) Wholesale nursery.</li> </ul>	Accepted	Not applicable
<p><b>Material Change of Use</b> located in the Agricultural Land Classification (Class A and Class B) or Agricultural Land Buffer Area and;</p> <p>(1) on a site 5ha or less; or</p> <p>(2) involving:</p> <ul style="list-style-type: none"> <li>(a) Emergency services; or</li> <li>(b) Environment facility; or</li> <li>(c) Nature-based tourism; or</li> <li>(d) Short-term accommodation; or</li> <li>(e) Tourist attraction; or</li> <li>(f) Tourist park; or</li> <li>(g) Transport depot; and</li> </ul> <p>(3) the total area of the <i>development footprint</i> in Agricultural Land Classification (Class A and Class B) or Agricultural Land Buffer Area is equal to or less than 750m<sup>2</sup>.</p>	Accepted	Not applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Material Change of Use</b> where not Accepted Development and for any other use in the Agricultural Land Classification (Class A and Class B) or Agricultural Land Buffer Area	Code assessment	Agricultural Land Overlay Code
<b>Reconfiguring a Lot</b> involving land in the Agricultural Land Classification (Class A and Class B) or Agricultural Land Buffer Area	Code assessment	Agricultural Land Overlay Code
<b>Airport Environs and Defence Land Overlay</b> Airport Environs and Defence Land Overlay Map OM-02		
<b>Material Change of Use</b> in the: (1) Height Restriction Zone; or (2) Wildlife Buffer Area; or (3) Building Restricted Area.	Accepted subject to requirements	Airport Environs and Defence Land Overlay Code
<b>Building Work</b> not associated with a Material Change of Use in the: (1) Height Restriction Zone; or (2) Wildlife Buffer Area; or (3) Building Restricted Area.	Accepted subject to requirements	Airport Environs and Defence Land Overlay Code
<b>Operational Work</b> not associated with a Material Change of Use in the: (1) Height Restriction Zone; or (2) Wildlife Buffer Area; or (3) Building Restricted Area.	Accepted subject to requirements	Airport Environs and Defence Land Overlay Code
<b>Material Change of Use</b> involving Animal Husbandry or Cropping in the Defence Land Buffer Area	Accepted	Not applicable
<b>Material Change of Use</b> for all other uses in the Defence Land Buffer Area	Code assessment	Airport Environs and Defence Land Overlay Code
<b>Reconfiguring a Lot</b> involving land in a Defence Land Buffer Area	Code assessment	Airport Environs and Defence Land Overlay Code
<b>Bushfire Hazard Overlay</b> Bushfire Hazard Overlay Map OM-03		
<b>Material Change of Use</b> in a Bushfire Hazard Area and involving: a) Animal husbandry; or b) Cropping; or c) <i>domestic outbuildings</i> associated with a Dwelling house or a Dual occupancy; or d) Dual Occupancy or Dwelling House on a lot less than 2000m <sup>2</sup> in a <i>residential zone</i> ; or e) Home based business not involving a bed and breakfast or home based childcare;	Accepted	Not applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
f) Roadside stall; or g) Development that complies with an existing Bushfire Management Plan (BMP) referenced in a development approval for the reconfiguration of a lot.		
<b>Material Change of Use</b> in a Bushfire Hazard Area and involving: (1) Caretaker's accommodation; or (2) Dual occupancy (where not Accepted development); or (3) Dwelling house (where not Accepted development); or (4) Home based business not involving a bed and breakfast or home based child care.	Accepted subject to requirements	Bushfire Hazard Overlay Code
<b>Material Change of Use</b> for any other use in a Bushfire Hazard Area  <i>Note - includes Home based business if involving a bed and breakfast or home based child care.</i>	Code assessment	Bushfire Hazard Overlay Code
<b>Reconfiguring a Lot</b> involving land in a Bushfire Hazard Area	Code assessment	Bushfire Hazard Overlay Code
<b>Environmental Significance Overlay</b> Environmental Significance Overlay Map- Biodiversity OM-04-A		
<b>Material Change of Use</b> where involving <i>exempt clearing</i>	Accepted	Not Applicable
<b>Material Change of Use</b> where not Accepted Development above and located in: (1) Regulated Vegetation (as defined in the SPP); or (2) Protected Areas.	Code assessment	Environmental Significance Overlay Code
<b>Reconfiguring a Lot</b> involving land in: (1) Regulated Vegetation (as defined in the SPP); or (2) Protected Areas.	Code assessment	Environmental Significance Overlay Code
<b>Operational Work</b> where: (1) involving <i>exempt clearing</i> ; or (2) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which: (a) has not lapsed; and (b) states that a development approval for operational works is not required.	Accepted	Not Applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Operational Work</b> where not Accepted Development above and located in: (1) Regulated Vegetation (as defined in the SPP); or (2) Protected Areas.	Code assessment	Environmental Significance Overlay Code
<b>Environmental Significance Overlay</b> Environmental Significance Overlay Map - Local Biodiversity OM-04-B		
<b>Material Change of Use</b> where involving <i>exempt clearing</i> .	Accepted	Not Applicable
<b>Material Change of Use</b> where not Accepted Development above and located in a: (1) Core Corridor; or (2) Node Corridor; or (3) Stepping Stone; or (4) Critical Linkage.	Code assessment	Environmental Significance Overlay Code
<b>Reconfiguring a Lot</b> involving land in a: (1) Core Corridor; or (2) Node Corridor; or (3) Stepping Stone; or (4) Critical Linkage.	Code assessment	Environmental Significance Overlay Code
<b>Operational Work</b> where: (1) involving <i>exempt clearing</i> ; or (2) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; (a) has not lapsed; and (b) states that a development approval for operational works is not required.	Accepted	Not Applicable
<b>Operational work</b> where not Accepted Development above and located in a: (1) Core Corridor; or (2) Node Corridor; or (3) Stepping Stone; or (4) Critical Linkage.	Code assessment	Environmental Significance Overlay Code
<b>Environmental Significance Overlay</b> Environmental Significance Overlay Map - Priority Species OM-04-C		
<b>Material Change of Use</b> where involving <i>exempt clearing</i> .	Accepted	Not Applicable



Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Material Change of Use</b> where not Accepted Development and located in State Significant Species.	Code assessment	Environmental Significance Overlay Code
<b>Reconfiguring a Lot</b> involving land in State Significant Species.	Code assessment	Environmental Significance Overlay Code
<b>Operational Work</b> where: (1) involving <i>exempt clearing</i> ; or (2) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; (a) has not lapsed; and (b) states that a development approval for operational works is not required; or (3) involving filling or excavation less than 10m <sup>3</sup> .	Accepted	Not Applicable
<b>Operational Work</b> where not accepted development above and located in State Significance Species.	Code assessment	Environmental Significance Overlay Code
<b>Environmental Significance Overlay</b> Environmental Significance Overlay Map - Wetlands and Waterways OM-04-D		
<b>Material Change of Use</b> involving a Dwelling house, Animal husbandry (excluding dairy), Cropping or Home based business (where in an existing building) and located in Matters of State Environmental Significance - Waterways and Wetlands	Accepted	Not Applicable
<b>Material Change of Use</b> , where not Accepted Development above and located in Matters of State Environmental Significance - Waterways and Wetlands.	Code assessment	Environmental Significance Overlay Code
<b>Reconfiguring a Lot</b> involving land in Matters of State Environmental Significance - Waterways and Wetlands.	Code assessment	Environmental Significance Overlay Code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Operational Work</b> in Waterways and Wetlands Buffer Area and where:</p> <p>(1) involving filling or excavation less than 10m<sup>3</sup>; or</p> <p>(2) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which;</p> <p style="padding-left: 20px;">(a) has not lapsed; and</p> <p style="padding-left: 20px;">(b) states that a development approval for operational works is not required.</p>	Accepted	Not Applicable
<p><b>Operational Work</b> in Waterways and Wetlands Buffer Area and where not Accepted Development above.</p>	Code assessment	Environmental Significance Overlay Code
<p><b>Operational Work</b> located in:</p> <p>(1) High Ecological Value Waters (Watercourse); or</p> <p>(2) High Ecological Value Waters (Wetland); or</p> <p>(3) High Ecological Significance Wetlands.</p>	Code assessment	Environmental Significance Overlay Code
<p><b>Environmental Significance Overlay</b> Environmental Significance Overlay Map - Local Watercourses OM-04-E</p>		
<p><b>Material Change of Use</b> involving Dwelling house, Animal husbandry (excluding dairy), Cropping or Home based business (where in an existing building) and located in:</p> <p>(1) Watercourse Buffer Area A; or</p> <p>(2) Watercourse Buffer Area B; or</p> <p>(3) Watercourse Buffer Area C.</p>	Accepted	Not Applicable
<p><b>Material Change of Use</b> where not Accepted Development and located within:</p> <p>(1) 10m from the high or outer bank of the watercourse located in Watercourse Buffer Area A;</p> <p>(2) 25m or more from the high or outer bank of the watercourse located in Watercourse Buffer Area B; or</p> <p>(3) 50m or more from the high or outer bank of the watercourse located in Watercourse Buffer Area C.</p>	Code assessment	Environmental Significance Overlay Code
<p><b>Reconfiguring a Lot</b> involving land in:</p> <p>(1) Watercourse Buffer Area A; or</p> <p>(2) Watercourse Buffer Area B; or</p> <p>(3) Watercourse Buffer Area C.</p>	Code assessment	Environmental Significance Overlay Code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Operational Work</b> where located in Watercourse Buffer Area A, B or C and:</p> <p>(1) involving <i>exempt clearing</i>; or</p> <p>(2) involving filling or excavation less than 10m<sup>3</sup>; or</p> <p>(3) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which:</p> <p>(a) has not lapsed; and</p> <p>(b) states that a development approval for operational works is not required.</p>	Accepted	Not Applicable
<p><b>Operational Work</b> where not Accepted Development above and located in:</p> <p>(1) Watercourse Buffer Area A; or</p> <p>(2) Watercourse Buffer Area B; or</p> <p>(3) Watercourse Buffer Area C.</p>	Code assessment	Not Applicable
<p><b>Environmental Significance Overlay</b> Environmental Significance Overlay Map - Vegetation Management Area OM-04-F</p>		
<p><b>Material Change of Use</b> where involving <i>Exempt Clearing</i></p>	Accepted	Not Applicable
<p><b>Material Change of Use</b> where not Accepted Development above and located in the Vegetation Management Area.</p>	Code Assessable If not Accepted Development	Environmental Significance Overlay Code
<p><b>Reconfiguring a Lot</b> where involving land in the Vegetation Management Area</p>	Code Assessable	Environmental Significance Overlay Code
<p><b>Operational Work</b> involving:</p> <p>(1) <i>exempt clearing</i>; or</p> <p>(2) involving filling or excavation less than 10m<sup>3</sup>; or</p> <p>(3) where carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which:</p> <p>(a) has not lapsed; and</p> <p>(b) states that a development approval for operational work for the clearing of native vegetation is not required.</p>	Accepted	Not Applicable
<p><b>Operational Work</b> where not Accepted Development above and located in the Vegetation Management Area</p>	Code Assessable If not Accepted Development	Environmental Significance Overlay Code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Extractive Resources Overlay</b> Extractive Resources Overlay Map OM-05		
<b>Material Change of Use</b> involving Animal husbandry or Cropping in a Key Resource Area	Accepted	Not Applicable
<b>Material Change of Use</b> where not Accepted Development and for any other use in a Key Resource Area	Code assessment	Extractive Resources Overlay Code
<b>Reconfiguring a Lot</b> involving land in a Key Resource Area	Code Assessment	Extractive Resources Overlay Code
<b>Flood Hazard Overlay</b> Flood Hazard Overlay Map - Hazard Area OM-06-A		
<b>Material Change of Use</b> involving Animal Husbandry, Cropping or Roadside Stall in a Flood Hazard Area and where not involving Building Work	Accepted	Not Applicable
<b>Material Change of Use</b> where not Accepted Development and for any other use in a Flood Hazard Area	Code assessment	Flood Hazard Overlay Code
<b>Operational Work</b> involving filling or excavation in a Flood Hazard Area and where: (1) less than 10m <sup>3</sup> in an urban area; or (2) less than 50m <sup>3</sup> in a non-urban area; or (3) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; (a) has not lapsed; and (b) states that a development approval for operational works for filling and excavation is not required.	Accepted	Not Applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Operational Work</b> involving filling or excavation in a Flood Hazard Area and where:</p> <p>(1) 10m<sup>3</sup> or greater in an urban area; or</p> <p>(2) 50m<sup>3</sup> or greater in a non-urban area; and where:</p> <p>(a) not consistent with, or does not have, a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which;</p> <p>i. has not lapsed; and</p> <p>ii. states that a development approval for operational works for filling and excavation is not required.</p>	Code assessment	Flood Hazard Overlay Code
<p><b>Operational Work</b> involving <i>exempt clearing</i> in a Flood Hazard Area</p>	Accepted	Not Applicable
<p><b>Operational Work</b> involving the clearing of native vegetation other than <i>exempt clearing</i> in a Flood Hazard Area</p>	Code assessment	Flood Hazard Overlay Code
<p><b>Reconfiguring a Lot</b> involving land in a Flood Hazard Area</p>	Code assessment	Flood Hazard Overlay Code
<p><b>Landslide Hazard and Steep Slope Overlay</b> Landslide Hazard and Steep Slope Overlay Map - Steep Slope OM-07-A</p>		
<p><b>Material Change of Use</b> in a:</p> <p>(1) 'Slope Hazard - 15.1-20%' area; or</p> <p>(2) 'Slope Hazard - 20.1-25%' area; and</p> <p>where involving:</p> <p>a) Animal husbandry; or</p> <p>b) Cropping; or</p> <p>c) <i>domestic outbuildings</i> associated with a Dwelling house or Dual occupancy; or</p> <p>d) Roadside stall.</p>	Accepted	Not Applicable
<p><b>Material Change of Use</b> in a:</p> <p>(1) 'Slope Hazard - 15.1-20%' area; or</p> <p>(2) 'Slope Hazard - 20.1-25%' area; and</p> <p>where involving:</p> <p>(1) Caretaker's accommodation; or</p> <p>(2) Dual occupancy; or</p> <p>(3) Dwelling house; or</p> <p>(4) Home based business not involving a bed and breakfast or home based child care.</p>	Accepted subject to requirements	Landslide Hazard and Steep Slope Overlay Code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Material Change of Use</b> for any other use in a Steep Slope Area	Code assessment	Landslide Hazard and Steep Slope Overlay Code
<b>Operational Work</b> involving filling or excavation in a Steep Slope Area and where: (1) less than 100m <sup>3</sup> ; or (2) less than 0.5m in height above or below natural ground level; or (3) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; (a) has not lapsed; and (b) states that a development approval for operational works for filling and excavation is not required.	Accepted	Not applicable
<b>Operational work</b> involving filling or excavation in a Steep Slope Area and where: (1) 100m <sup>3</sup> or greater; or (2) 0.5m or greater in height above or below natural ground level; and (3) where: (a) not consistent with, or does not have, a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; i. has not lapsed; and ii. states that a development approval for operational works for filling and excavation is not required.	Code assessable	Landslide Hazard and Steep Slope Overlay Code
<b>Operational Work</b> involving the clearing of vegetation where: (1) in a 'Slope Hazard - 15.1-20%' area; or (2) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which; (a) has not lapsed; and (b) states that a development approval for operational works for filling and excavation is not required.	Accepted	Not applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Operational Work</b> involving the clearing of vegetation where:</p> <p>(1) in a 'Slope Hazard - 20.1-25%' area; or</p> <p>(2) in a 'Slope Hazard over 25%' area; and</p> <p>(3) where;</p> <p>(a) not consistent with, or does not have, a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which;</p> <p>i. has not lapsed; and</p> <p>ii. states that a development approval for operational works for vegetation is not required.</p>	Code assessment	Landslide Hazard and Steep Slope Overlay Code
<p><b>Reconfiguring a Lot</b> involving land in a Steep Slope Area</p>	Code assessment	Landslide Hazard and Steep Slope Overlay Code
<p><b>Landslide Hazard and Steep Slope Overlay</b> Landslide Hazard and Steep Slope Overlay Map - Landslide Hazard Area OM-07-B</p>		
<p><b>Material Change of Use</b> in a Landslide Hazard Area and involving the following uses:</p> <p>(1) Animal husbandry; or</p> <p>(2) Animal keeping; or</p> <p>(3) Cropping; and</p> <p>where not involving building work.</p>	Accepted	Not applicable
<p><b>Material Change of Use</b> where not Accepted Development and for any other use in a Landslide Hazard Area</p>	Code assessment	Landslide Hazard and Steep Slope Overlay Code
<p><b>Operational Work</b> involving filling or excavation in a Landslide Hazard Area and where:</p> <p>(1) less than 10m<sup>3</sup>; or</p> <p>(2) less than 0.5m in height above or below natural ground level; or</p> <p>(3) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which:</p> <p>(a) has not lapsed; and</p> <p>(b) states that a development approval for operational works for filling and excavation is not required.</p>	Accepted	Not applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Operational work</b> involving filling or excavation in a Landslide Hazard Area and where:</p> <p>(1) 10m<sup>3</sup> or greater; or</p> <p>(2) 0.5m or greater in height above or below natural ground level; and</p> <p>(3) where:</p> <p>(a) not consistent with, or does not have, a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which;</p> <p>i. has not lapsed; and</p> <p>ii. contains a condition stating that a development approval for operational works for filling and excavation is not required.</p>	Code assessment	Landslide Hazard and Steep Slope Overlay Code
<p><b>Operational Work</b> involving the clearing of vegetation in a Landslide Hazard Area where carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which;</p> <p>(1) has not lapsed; and</p> <p>(2) states that a development approval for operational works for vegetation clearing is not required.</p>	Accepted	Not applicable
<p><b>Operational Work</b> involving the clearing of vegetation in a Landslide Hazard Area not consistent with, or does not have, a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which—</p> <p>(1) has not lapsed; and</p> <p>(2) states that a development approval for operational works for vegetation is not required.</p>	Code assessment	Landslide Hazard and Steep Slope Overlay Code
<p><b>Reconfiguring a Lot</b> involving land in a Landslide Hazard Area</p>	Code assessment	Landslide Hazard and Steep Slope Overlay Code
<p><b>Local Heritage Overlay</b> Local Heritage Overlay Map OM-08</p>		
<p><b>Material Change of Use</b> in a Local Heritage Place</p>	Code assessment	Local Heritage Overlay Code
<p><b>Reconfiguring a Lot</b> involving land in a Local Heritage Place</p>	Code assessment	Local Heritage Overlay Code



Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Building Work</b> not associated with a Material Change of Use in a Local Heritage Place	Code assessment	Local Heritage Overlay Code
<b>Operational Work</b> not associated with a Material Change of Use in a Local Heritage Place	Code assessment	Local Heritage Overlay Code
<b>Regional Infrastructure Overlay</b> Regional Infrastructure Overlay Map - Water and Wastewater Infrastructure OM-09-A and Regional Infrastructure Overlay Map - Electricity, Roads and Rail Infrastructure OM-09-B		
<b>Material Change of Use</b> if involving Animal husbandry or Cropping and in a: (1) Wastewater Treatment Plant Buffer Area; or (2) Bulk Water Supply Buffer Area; or (3) Major Electricity Infrastructure Buffer Area; or (4) Road Investigation Corridor; or (5) Rail Buffer Area.	Accepted	Not Applicable
<b>Material Change of Use</b> for any other use in a: (1) Wastewater Treatment Plant Buffer Area; or (2) Bulk Water Supply Buffer Area; or (3) Major Electricity Infrastructure Buffer Area; or (4) Road Investigation Corridor; or (5) Rail Buffer Area.	Accepted subject to requirements	Regional Infrastructure Overlay Code
<b>Reconfiguring a Lot</b> involving land in a: (1) Wastewater Treatment Plant Buffer Area; or (2) Bulk Water Supply Buffer Area; or (3) Major Electricity Infrastructure Buffer Area; or (4) Road Investigation Corridor; or (5) Rail Buffer Area.	Code assessment	Regional Infrastructure Overlay Code
<b>Operational Work</b> involving excavation and filling: (1) in a: (a) Wastewater Treatment Plant Buffer Area; or (b) Bulk Water Supply Buffer Area; or (c) Major Electricity Infrastructure Buffer Area; or (d) Road Investigation Corridor; or (e) Rail Buffer Area; and (2) carried out in compliance with a material change of use development permit or a variation approval (or equivalent approval under superseded	Accepted	Not applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p>legislation) which—</p> <ul style="list-style-type: none"> <li>(a) has not lapsed; and</li> <li>(b) states that a development approval for operational works for excavation and filling is not required.</li> </ul>		
<p><b>Operational Work</b> involving excavation and filling:</p> <p>(1) in a:</p> <ul style="list-style-type: none"> <li>(a) Wastewater Treatment Plant Buffer Area; or</li> <li>(b) Bulk Water Supply Buffer Area; or</li> <li>(c) Major Electricity Infrastructure Buffer Area; or</li> <li>(d) Road Investigation Corridor; or</li> <li>(e) Rail Buffer Area; and</li> </ul> <p>(2) not consistent with, or does not have, a material change of use development permit or a variation approval (or equivalent approval under superseded legislation) which—</p> <ul style="list-style-type: none"> <li>(a) has not lapsed; and</li> <li>(b) states that a development approval for operational works for excavation and filling is not required.</li> </ul>	Code assessment	Regional Infrastructure Overlay Code
<p><b>Water Resource Catchments Overlay</b> Water Resource Catchments Overlay Map - Catchment Areas OM-10-A</p>		
<p><b>Material Change of Use</b> in a:</p> <ul style="list-style-type: none"> <li>(1) Water Supply Buffer Area; or</li> <li>(2) Water Resource Catchment Area; and</li> </ul> <p>involving:</p> <ul style="list-style-type: none"> <li>(a) Animal husbandry (excluding a dairy);</li> <li>(b) Animal keeping;</li> <li>(c) Cropping;</li> <li>(d) Dual occupancy;</li> <li>(e) Dwelling house;</li> <li>(f) Home based business;</li> <li>(g) Park;</li> <li>(h) Permanent plantation; or</li> <li>(i) Roadside stall.</li> </ul>	Accepted	Not applicable
<p><b>Material Change of Use</b> where not Accepted Development or Code Assessable and for any other use in a:</p> <ul style="list-style-type: none"> <li>(1) Water Supply Buffer Area; or</li> <li>(2) Water Resource Catchment Area.</li> </ul>	Accepted subject to requirements	Water Resource Catchments Overlay Code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Material Change of Use</b> in a:</p> <p>(1) Water Supply Buffer Area; or</p> <p>(2) Water Resource Catchment Area; and involving:</p> <p>(a) Aquaculture where not <i>minor aquaculture</i>;</p> <p>(b) Extractive industry;</p> <p>(c) High impact industry;</p> <p>(d) Intensive animal industry involving an ERA;</p> <p>(e) Intensive horticulture where made assessable development by another table of assessment;</p> <p>(f) Major sport, recreation and entertainment facility;</p> <p>(g) Marine industry;</p> <p>(h) Medium impact industry;</p> <p>(i) Motor sport facility;</p> <p>(j) Outdoor Sport and Recreation;</p> <p>(k) Research and technology industry;</p> <p>(l) Service station;</p> <p>(m) Special industry;</p> <p>(n) Transport depot where made assessable development by another table of assessment; or Utility installation that involves sewerage services, drainage services or stormwater services, waste management facilities.</p>	Code assessment	Water Resource Catchments Overlay Code
<p><b>Operational Work</b> in a:</p> <p>(1) Water Supply Buffer Area; or</p> <p>(2) Water Resource Catchment Area; and</p> <p>(3) involving the clearing of native vegetation other than <i>exempt clearing</i>.</p>	Accepted subject to requirements	Water Resource Catchments Overlay Code
<p><b>Operational Work</b> in a:</p> <p>(1) Water Supply Buffer Area; or</p> <p>(2) Water Resource Catchment Area; and</p> <p>(3) involving a non-tidal artificial waterway.</p>	Code assessment	Water Resource Catchments Overlay Code
<p><b>Operational Work</b> in a Water Supply Buffer Area involving the disturbance of land with an area of 1,000m<sup>2</sup> or greater in size.</p>	Accepted subject to requirements	Water Resource Catchments Overlay Code
<p><b>Reconfiguring a Lot</b> involving the creation of additional lots in a:</p> <p>(1) Water Supply Buffer Area; or</p> <p>(2) Water Resource Catchment Area.</p>	Code assessment	Water Resource Catchments Overlay Code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Master Plan Areas Overlay</b> Master Plan Areas Overlay Map OM-11		
<b>Reconfiguring a Lot</b> involving land in a Master Plan Area.	Code assessment	Master Plan Areas Overlay Code
<b>Transport Noise Corridor Overlay</b> Transport Noise Corridor Overlay Map OM-12		
All development	For information purposes	Not applicable
<b>Minimum Lot Size Overlay</b> Minimum Lot Size Overlay Map OM-13		
All development	For administrative purposes	Not applicable
<b>Higher Order Road Overlay</b> Higher Order Road Overlay Map OM-14		
All development	For administrative purposes	Not applicable
<b>Road Hierarchy Overlay</b> Road Hierarchy Overlay Map OM-15		
All development	For information purposes	Not applicable
<b>Flood Hazard Overlay - Category Area</b> Flood Hazard Overlay - Category Area Map OM-6-B		
All assessable development under the Flood Hazard Overlay - Category Area	For administrative purposes	Not applicable
<b>Water Resource Catchments Overlay</b> Water Resource Catchments Overlay Map - Streams and Dams OM-10-B		
All assessable development under the Water Resource Catchments Overlay Map - Streams and Dams OM-10-B	For administrative purposes	Not applicable

**Note** - Some overlays may only be included for information purposes. Overlays included for information purposes do not change the category of assessment or assessment benchmark in the planning scheme.