Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

1. The category of development:
2. prohibited;
3. accepted, including accepted with requirements; and
4. assessable development that requires either code or impact assessment;
5. The category of assessment - code or impact - for assessable development in:
6. a zone and where used, a precinct of a zone;
7. a neighbourhood plan and where used, a precinct of a neighbourhood plan;
8. an overlay where used;
9. The assessment benchmarks for assessable development including:
10. whether a zone code or specific provisions in the zone code applies (shown in the 'assessment benchmarks' column);
11. if there is a neighbourhood plan, whether a neighbourhood plan code or specific provisions in the neighbourhood plan code apply (shown in the 'assessment benchmarks' column);
12. if there is an overlay:
13. whether an overlay code applies (shown in the table in section 5.10); or
14. the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;
15. any other applicable code(s) (shown in the 'assessment benchmarks' column).
16. Any variation to the category of assessment (shown as an 'if' in the 'category of 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 as prohibited development in schedule 10 of the Regulation.

Editor’s note—Examples of matters that can vary the category of assessment are gross floor area, height, number of people or precinct provisions.

Note—Where a use forms part of an activity group and is also listed as an individual use in the same table or another table, then the categories of development and assessment associated with the individual listing has primacy. For example, if the centre activity group is identified as having a particular category of development or assessment in a centre zone table of assessment, where an individual centre activity group use, such as parking station, is also listed in the zone table or listed as a variation in a neighbourhood plan table, then that individual use listing has primacy over the activity group listing.

5.3 Categories of development and assessment

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

The process for determining a category of development and category of assessment 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:
3. the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
4. if a neighbourhood plan or neighbourhood plan precinct applies to the premises, by reference to the neighbourhood plan map in Schedule 2;
5. if an overlay applies to the premises, by reference to the overlay map in Schedule 2;
6. Determine if the development is accepted development under schedule 6 of the Regulation;

Editor’s note—Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.

1. Determine if the development is assessable development under Schedule 10 of the Regulation by reference to the tables in section 5.4 (Regulated categories of development and assessment prescribed by the Regulation);
2. If the development is not listed in the tables in section 5.4 (Regulated categories of development and assessment prescribed by the Regulation), determine the initial category of development and assessment by reference to the tables in:
3. section 5.5 Categories of development and assessment—Material change of use;
4. section 5.6 Categories of development and assessment—Reconfiguring a lot;
5. section 5.7 Categories of development and assessment—Building work;
6. section 5.8 Categories of development and assessment—Operational work;
7. A precinct of a zone may change the category of development or assessment and this will be shown in the 'Categories of development and assessment' column of the tables in section 5.5, section 5.6, section 5.7 and section 5.8;
8. If a neighbourhood plan applies, refer to the table(s) in section 5.9 Categories of development and assessment—Neighbourhood plans, to determine if the neighbourhood plan changes the category of development or assessment for the zone;
9. If a precinct of a neighbourhood plan changes the category of development or assessment this will be shown in the 'Categories of development and assessment' column of the table(s) in section 5.9;
10. 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 development or assessment.

5.3.2 Determining the categories of development and assessment

1. A material change of use is assessable development requiring impact assessment:
2. unless the table of assessment states otherwise; or
3. if a use is not listed or defined; or
4. unless otherwise prescribed in the Act or the Regulation.
5. 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.
6. 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.
7. Where an aspect of development is proposed on premises included in more than one zone, neighbourhood plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, neighbourhood plans or overlays.
8. Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
9. For the purposes of Schedule 6, Part 2 Material change of use section 2(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
10. If development is identified as having a different category of development or category of assessment under a zone than under a neighbourhood plan or an overlay, the highest category of development or assessment applies as follows:
11. accepted development subject to requirements prevails over accepted development;
12. code assessment prevails over accepted development where subject to requirements and accepted development;
13. impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
14. Despite subsection 5.3.2(4) and (7) above, a category of development or assessment in a neighbourhood plan overrides a category of development or assessment in a zone, and a category of development or assessment in an overlay overrides a category of development or assessment in a zone or neighbourhood plan.
15. Provisions of Part 10 may override any of the above.
16. The category of development prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor’s note—Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

1. Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application can not be made.

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

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

1. Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
2. Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development unless otherwise specified.
3. The following rules apply in determining assessment benchmarks for each category of development and assessment:
4. Code assessable development:
5. is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;

Note—The local planning instrument assessment benchmarks identified in the assessment benchmarks column are:

* the relevant code, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes of the specified code, and any prescribed secondary code identified in section 5.3.5;
* the relevant zone code, being the code purpose and overall outcomes;
* supported by any planning scheme policy identified in the relevant code.

1. that occurs as a result of development becoming code assessable pursuant to Part 5 sub-section 5.3.3(2) must:
2. 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 Part 5 sub-section 5.3.3(2);

Note—The local planning instrument assessment benchmarks identified in the assessment benchmarks column are:

* the relevant code, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes of the specified code, and any prescribed secondary code identified in section 5.3.5;
* the relevant zone code, being the code purpose and overall outcomes, if specified in a table of assessment;
* supported by any planning scheme policy identified in the relevant code.

1. comply with all required acceptable outcomes identified in Part 5 sub-section 5.3.3(1) other than those mentioned in Part 5 sub-section 5.3.3(2);
2. that complies with the purpose, overall outcomes and the performance outcomes or acceptable outcomes of the code complies with the code;
3. is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation identifies the matters code assessment must have regard to.

1. Impact assessable development:
2. is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);

Note—The local planning instrument assessment benchmarks identified in the assessment benchmarks column are 'the planning scheme', being the strategic framework, the purpose, overall outcomes, performance outcomes and acceptable outcomes of any relevant zone, development, overlay and neighbourhood plan code, and any supporting provision in the planning scheme and supporting planning scheme policy. In some instances the assessment benchmarks column specifies aspects of the planning scheme of greatest application.

1. assessment is to have regard to the whole of the planning scheme, to the extent relevant;
2. is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note—Development is to consider cumulative outcomes and give weight to all aspects of the code. Specific performance outcomes are not to be compromised at the expense of other code elements.

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, neighbourhood plan or overlay.

Editor's note—Section 31 of the Regulation also identifies the matters that impact assessment must have regard to.

5.3.4 Prescribed accepted development

1. This section identifies development (prescribed accepted development) which is not assessable under the planning scheme unless a higher category of assessment is stated in section 5.9 or section 5.10.

Editor's note—In interpreting Table 5.3.4.1, development is only accepted development and not assessable under the planning scheme for the development identified in the development column, in the circumstances described in the circumstances column. Development may still be assessable or accepted development subject to compliance with identified requirements against the tables of assessment, where the circumstances are outside of those identified in Table 5.3.4.1.

1. The development which is prescribed accepted development is stated in Table 5.3.4.1.

Table 5.3.4.1—Prescribed accepted development

|  |  |
| --- | --- |
| Development | Circumstances |
| All aspects of development | |
| Any development | If required to be carried out by a lawful order or instruction issued under any legislation. |
| Any development | If involving minor electricity infrastructure, major electricity infrastructure, substation or utility installation, where an undertaking for the supply of water, hydraulic power, electricity or gas of any development involving one or more of the following:   1. development of any description at or below the surface of the ground; 2. the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structure or erection required in connection with the station; 3. the installation or erection of an electricity distribution or supply network including any components of such a network which operates at voltages up to and including 33kV, other than a new substation; 4. the installation or erection of a new electrical transmission line on land on which such a line has already been erected and which is identified as a future line on Plan No: A4-H-303666—Powerlink Electricity Network and Plan No: 7775-A4/A—Energex 110kV Feeder Network; 5. the augmentation of a Powerlink substation identified on Plan No: A4-H-303666—Powerlink Electricity Network and of any Energex substation existing as at 1 July 2003; 6. the placing of pipes above the surface of the ground for the supply of water, the installation of a water distribution system of booster stations and meter or switchgear houses; 7. any other development not specifically referred to above, except where it involves: 8. the erection of a new building; 9. fuel burning for power generation: 10. with an installed capacity of 0.1MW or less, if operating more than 100 hours per year; or 11. with an installed capacity of over 0.1MW; or 12. burning coal or coal products; 13. reconstruction or alteration of an existing building that would materially affect their design or external appearance; 14. waste handling, treatment and disposal facility   Editor's note—The date identified in paragraph (e) is the date that an equivalent provision took effect under the previous planning scheme (Brisbane City Plan 2000). |
| Any Development | If involving a utility installation where a sewage treatment plant, sewage pump station, water pump station or water reservoir, where involving one or more of the following:   1. replacing mechanical plant or equipment at an existing facility with an upgrade that has no increase in emissions; 2. not expanding the current development footprint; 3. a new sewage pump station in an industry zone or emerging community zone that is not less than 50m from a residential zone, does not require filling and is not located in a landslide overlay, flood overlay or biodiversity overlay. |
| Any development | If involving the construction, maintenance or operation of a road or busway, any development associated with the road or busway carried out by, on behalf of, or under contract with the Council or the Queensland Government, including:   1. activities undertaken for road construction; 2. traffic signs and controls; 3. depots; 4. road access works; 5. road construction site buildings; 6. drainage works; 7. ventilation facilities, including exhaust fans and outlets; 8. rest area facilities and landscaping; 9. parking areas; 10. public transport infrastructure; 11. control buildings; 12. toll plazas. |
| Material change of use | |
| Any development on a lot in:   1. a zone in the residential zones category; or 2. zone in the centre zones category; or 3. the Emerging community zone; or 4. the Mixed use zone. | If involving a sales office for no more than 2 years. |
| Material change of use in the:   1. Bicycle network overlay; or 2. Coastal hazard overlay; or 3. Heritage overlay; or 4. Road hierarchy overlay, where accepted in the relevant zone or neighbourhood plan; or 5. Streetscape hierarchy overlay. | If involving a market or a theatre (where an outdoor theatre or outdoor cinema) where not involving building work or operational work. |
| Reconfiguring a lot | |
| Reconfiguring a lot | If involving road widening or a truncation required as a condition of a development approval. |
| Building Work | |
| Building work | If involving the restoration to its original condition of any building which has been accidentally damaged or destroyed and the works restore the building or structure as it was lawfully constructed. Where involving the restoration of a place identified in the Local heritage place sub-category of the Heritage overlay, the works are undertaken with materials consistent with the heritage values of the building or structure.  Editor's note—Advice from Council should be sought in relation to restoration of a place identified in the Local heritage place sub-category of the Heritage overlay. |
| Building work | If for a temporary building where associated with works, management or maintenance for a material change of use, building work or operational work, (that is either accepted development or for which a current development approval exists), where on a site for no more than 2 years or the extent of the construction phase and only for the construction and commissioning phase of the development. |
| Building work | If no more than 1 signal receiving satellite dish erected on a premises, with a dimension no greater than:   1. 1.2m in a residential zone or Township zone; 2. 1.8m in any other zone.   Editor’s note—The Commonwealth Telecommunications Act 1997 also exempts certain telecommunications facilities from state planning legislation. These facilities are described in the Commonwealth Telecommunications Act 1997, the Telecommunications (Low–impact Facilities) Determination 1997, and the Telecommunications Code of Practice 1997. |
| Building work if in the Dwelling house character overlay and on a small lot where:   1. within the building envelope contained in the acceptable outcomes of the Dwelling house (small lot) code; or 2. within the building envelope contained in a development approval to the extent it differs from (a) above. | If for a dwelling house involving only renovations and extensions to an existing building where:   1. the total building footprint of the dwelling house including extensions does not exceed 50% of the site area; 2. any roof deck or viewing platform that forms part of the renovation or extension is set back at least 1.5m from the side boundary and is no more than 7m above ground level or the height of an upper storey roof, whichever is the lesser; 3. any balconies, terraces, decks or roof decks that form part of the renovation or extension that result in a direct view into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling house, ensure that view is screened from floor level to a height of 1.5m above floor level; 4. any renovation or extension within 2m at ground level or 9m above ground level of a neighbouring dwelling house (refer to Figure g in the Dwelling house (small lot) code) only incorporates windows where they: 5. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h in the Dwelling house (small lot) code; or 6. have sill heights of 1.5m above floor level; or 7. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level; or 8. have fixed external screens; or 9. in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level; 10. any screening devices required by (c) or (d) above, are: 11. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j in the Dwelling house (small lot) code); 12. offset a minimum of 0.3m from the face of any window; 13. may be hinged to facilitate emergency egress only. |
| Building work if in the Dwelling house character overlay and on a small lot where:   1. outside the building envelope contained in the acceptable outcomes of the Dwelling house (small lot) code; or 2. outside the building envelope contained in a development approval to the extent it differs from (a) above. | If for a dwelling house involving only raising a building where:   1. the side boundary setbacks comply with the setbacks under the Building Regulation 2006; 2. the maximum height does not exceed 9.5m above ground level; 3. any windows that are within 2m at ground level or 9m above ground level of a neighbouring dwelling house (refer to Figure g in the Dwelling house (small lot ) code: 4. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h in the Dwelling house (small lot) code; or 5. have sill heights of 1.5m above floor level; or 6. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level; or 7. have fixed external screens; or 8. in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level; 9. any screening devices required above, are: 10. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure j and Figure i in the Dwelling house (small lot) code); 11. offset a minimum of 0.3m from the face of any window; 12. may be hinged to facilitate emergency egress only.   Note—For the purpose of this provision the setbacks of the Building Regulation 2006 are to be read as taken to the wall, not the outermost projection.  Note—Unless specified, the above building works are still subject to the siting provisions of the Building Regulation 2006. |
| Building work if in the Dwelling house character overlay and on a small lot:   1. outside the building envelope contained in the acceptable outcomes of the Dwelling house (small lot) code; or 2. outside the building envelope contained in a development approval to the extent it differs from (a) above. | If for a dwelling house involving one or more of the following:   1. aerials or sewer vents on the roof; 2. enclosing under an existing house (except where located in an overlay that makes such development assessable e.g. Flood overlay and Heritage overlay); 3. 1 unenclosed patio or gazebo (maximum roofed area 16m2 and maximum height 3m); 4. a swimming pool and/or spa (of any size) and unenclosed ancillary shade structures. Any shade structures are to have a maximum roofed area 10m2 and maximum height 3m; 5. unenclosed roofed ground-level walkway (maximum 1.3m wide and maximum height of 2.5m above finished ground level to the underside of the ceiling) between the building components; 6. 1 shed (maximum roofed area 10m2 and maximum height 3m); 7. roof structures over existing decks, balconies (maximum height 9.5m above ground level); 8. gatehouse (maximum roofed area 3m2 and maximum height 3m); 9. 1 single carport where: 10. maximum depth 6m, excluding eaves; 11. maximum width 3m, excluding eaves; 12. 1 double carport where: 13. maximum depth 6m, excluding eaves; 14. maximum width 6m, excluding eaves; 15. minimum side boundary setback 1.5m; 16. minimum front boundary setback 2m; 17. maximum crossover width 4.5m; 18. where on a lot with a street frontage width of 15m or greater, and the total building footprint of the dwelling and carport does not exceed 50%.   Note—Unless specified, the above building works are still subject to the siting provisions of the Building Regulation 2006.  Note—For the purpose of this provision, the setbacks of the Building Regulation 2006 are to be read as taken to the wall, not the outermost projection. |
| Building work where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay and in:   1. a residential zone other than the Tourist accommodation zone; or 2. the Rural residential zone; or 3. the Township zone; or 4. the Emerging community zone; or 5. the Mixed use zone; or 6. the District centre zone; or 7. the Neighbourhood centre zone. | If for rooming accommodation involving only demolition internal to an existing building registered as a boarding house, to facilitate internal building work or a fitout. |
| Building work where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay and in the:   1. Principal centre zone; or 2. Major centre zone; or 3. District centre zone; or 4. Neighbourhood centre zone; or 5. Mixed use zone. | If building work involving only demolition internal to an existing building to facilitate internal building work or a fitout. |
| Building work if in the Traditional building character overlay or the Pre-1911 building overlay, where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay. | If demolition, repositioning or raising of a building involving one or more of the following:   1. repositioning of a building sideways, forwards or backwards within a lot, or sideways onto an adjoining lot, where: 2. it does not involve the rotation of the building away from the primary street frontage to face another frontage or boundary; 3. boundary setbacks of the relocated building comply with: 4. the side boundary setbacks specified in acceptable outcomes AO2.3 of Table 9.3.8.3.A of the Dwelling house (small lot) code if on a small lot; 5. the rear setbacks in acceptable outcome AO2.4 of Table 9.3.8.3.A of the Dwelling house (small lot) code if on a small lot; 6. the front setbacks in acceptable outcome AO1.2 of Table 8.2.22.3 of the Traditional building character (design) overlay code; 7. raising a dwelling house, where: 8. not in the Latrobe and Given Terraces or Sherwood—Graceville district neighbourhood plan areas; 9. the resultant building height does not exceed the building height requirements contained in any relevant neighbourhood plan, or 9.5m otherwise; 10. demolition, where: 11. of an internal wall or feature; 12. external features including windows, doors, balustrades, window hoods and fretwork forming part of the building constructed in 1946 or before, where the demolition enables replacement of the feature with new features of the same style and appearance consistent with traditional building character; 13. demolition of an internal or external stair, lift or ramp; 14. demolition to facilitate internal building work; 15. a free-standing outbuilding constructed in 1946 or before, where at the rear of the building; 16. a post-1946 addition, extension or free-standing outbuilding; 17. a post-1946 alteration to reveal the original design or reconstruction with the original form and materials, including roof material, wall cladding, windows, stumps, lower floor enclosures and verandah enclosures; 18. any other demolition required as a direct consequence of carrying out work necessary for renovations and extensions previously approved by the local government in accordance with or not subject to assessment against the Traditional building character (design) overlay code or the Pre-1911 building overlay code. |
| Building work if in the Traditional building character overlay or the Pre-1911 building overlay, where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay. | If for a dual occupancy, dwelling house or multiple dwelling, involving one or more of the following:   1. an enclosed extension under an existing building to the extent of the core of the building along the front and side boundaries, other than a dwelling in the Local character significance sub-category; 2. an enclosed extension at the rear where preceded by lawful demolition as either accepted development or approved in accordance with the Traditional building character (demolition) code; 3. an external stair, ramp or lift; 4. internal building work; 5. a carport, garage, shed or other outbuilding at the rear of the building; 6. a carport: 7. if located: 8. between the building and side boundary; or 9. between the building and front boundary, where a maximum total width of 6m or 50% of the average width of the lot, excluding eaves, whichever is the lesser; 10. if not in the Sherwood—Graceville district neighbourhood plan area or the Local character significance sub-category of the Traditional building character overlay; 11. if associated with a dwelling house in the West End estate precinct of the West End—Woolloongabba district neighbourhood plan, where also complying with the requirements in AO13.2, AO13.3 and AO13.4 in that neighbourhood plan code; 12. if associated with a multiple dwelling in the Hillside character precinct of the Ithaca district neighbourhood plan, where also complying with the requirements in AO23.3 in that neighbourhood plan code; 13. decks, verandahs, balconies and other shade structures at the rear of the building; 14. an in-ground swimming pool and/or spa (of any size) and unenclosed ancillary shade structures (where not at the rear, any shade structures are to have a maximum roofed area 10m2 and maximum height 3m)   Note—Where on a lot with more than one frontage, the rear of the building is that part of the site that is behind the building relative to the primary street frontage. |
| Building work if in the Local heritage place sub-category of the Heritage overlay | If for partial demolition of a component of a heritage place, where involving one or more of the following:   1. to facilitate internal building work or a fitout that does not materially affect cultural heritage significance; 2. altering, repairing or removing furniture and fittings that do not contribute to cultural heritage significance; 3. altering, repairing or removing building finishes that do not contribute to cultural heritage significance, such as paint, wallpaper and plaster.   Editor's note—Council advice should be sought to assist in determining whether demolition works are accepted development. |
| Building work if in the Commercial character building overlay | If building work involving only demolition internal to an existing building to facilitate internal building work or a fitout. |
| Operational works | |
| Operational works in a park | If for a pedestrian and/or cycle pathway constructed by or on behalf of the Council. |

5.3.5 Prescribed secondary code

For a code identified in the assessment benchmarks column, the prescribed secondary codes are those stated in Table 5.3.5.1.

Table 5.3.5.1—Prescribed secondary code

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Code identified  in the assessment  benchmarks column | Prescribed secondary code | | | | | | | | | | |
| Childcare  centre  code | Filling and  excavation  code | Infra-  structure  design  code | Land-  scape  work  code | Multiple  dwelling  code | Outdoor  lighting  code | Park  planning  and  design  code | Retirement and residential care facility code | Storm-  water  code | Transport,  access,  parking  and  servicing  code | Waste-  water  code |
| Animal keeping code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Centre or mixed use code | - | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Childcare centre code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Community facilities code | Yes | Yes | Yes | Yes | Yes | Yes | Yes | - | Yes | Yes | Yes |
| Dual occupancy code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Extractive industry code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Indoor sport and recreation | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Industry code | - | Yes | Yes | Yes | - | Yes | Yes | - | Yes | Yes | Yes |
| Intensive food production code | - | - | - | - | - | Yes | - | - | Yes | - | Yes |
| Multiple dwelling code | - | Yes | Yes | Yes | - | Yes | Yes | - | Yes | Yes | Yes |
| Operational work code | - | - | Yes | - | - | Yes | - | - | Yes | Yes | - |
| Outdoor sport and recreation code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Park planning and design code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Prescribed tidal work code | - | - | Yes | Yes | - | Yes | - | - | - | Yes | - |
| Retirement and residential care facility code | Yes | Yes | Yes | Yes | - | Yes | Yes | - | Yes | Yes | Yes |
| Rooming accommodation code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Rural activities code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Service station code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Short-term accommodation code | - | Yes | Yes | Yes | Yes | Yes | Yes | - | Yes | Yes | Yes |
| Small-scale non-residential uses code | - | Yes | Yes | Yes | Yes | Yes | - | - | Yes | Yes | Yes |
| Specialised centre code | - | - | Yes | Yes | Yes | Yes | Yes | - | Yes | Yes | Yes |
| Special purpose code | - | Yes | Yes | Yes | - | Yes | Yes | - | Yes | Yes | Yes |
| Subdivision code | - | Yes | Yes | Yes | - | Yes | Yes | - | Yes | Yes | Yes |
| Telecommunications facility code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | - | - |
| Tourist park and relocatable home park | - | Yes | Yes | Yes | - | Yes | Yes | - | Yes | Yes | Yes |
| Active frontages in residential zones overlay code | - | - | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |
| Commercial character building (activities) overlay code | - | Yes | Yes | Yes | - | Yes | - | - | Yes | Yes | Yes |

5.4 Regulated categories of development and assessment prescribed by the Regulation

For the development specified in the 'use', 'zone' or 'development' columns, the categories of development and assessment are prescribed.

Table 5.4.1—Development under schedule 6 of the Regulation: material change of use

|  |  |  |
| --- | --- | --- |
| Use | Categories of development and assessment | Assessment benchmarks |
| Community residence | Accepted subject to requirements | |
| Editor’s note—Refer to the material change of use tables for category of assessment for community residence that does not comply with the Community residence requirements for accepted development. | Editor’s note—Requirements for community residence development that may not be made assessable under a planning scheme are set out in schedule 6, part 2 item 6 of the Regulation. |
| Particular cropping (involving forestry for wood production) | Accepted subject to requirements | |
| If in a rural zone, where complying with the Requirements for cropping involving forestry for wood production code for accepted development | Editor's note—Requirements for cropping (involving forestry for wood production) are prescribed in schedule 13 of the Regulation.  Note—The overlays identified in Part 8 are also relevant where applicable to, and covering the land subject to, the development. |
| Code assessment | |
| If in a rural zone, where not complying with the Requirements for cropping involving forestry for wood production code for accepted development  Editor’s note—The category of assessment is capped at code assessment when a local government establishes a variation to ‘Cropping’ (where involving forestry for wood production). | Requirements for cropping involving forestry for wood production code for assessable development  Note—The overlays identified in Part 8 are also relevant where applicable to, and covering the land subject to, the development. |
| Dwelling house | Accepted | |
| If in a residential zone, where identified in schedule 6, part 2(2) of the Regulation | Editor's note—The Queensland Development Code also applies to dwelling houses.  Note—The overlays identified in Part 8 are also relevant where applicable to, and covering the land subject to, the development. |

Table 5.4.2—Regulated categories of development and categories of assessment: reconfiguring a lot

|  |  |  |
| --- | --- | --- |
| Zone | Category of assessment | Assessment benchmarks |
| Residential zone category or industry zone category (other than park residential zone or rural residential zone) | Code assessment | |
| Subdivision of one lot into two lots (and associated operational work) if code assessment is required under schedule 10(part 12) of the Regulation  Note— This table of assessment does not apply to reconfiguring a lot of land to which an overlay applies under item 1(2) of schedule 12 of the Regulation. | Reconfiguring a lot (subdividing 1 lot into 2 lots) and associated operational work code  Editor's note—Assessment benchmarks for reconfiguring a lot are set out in schedule 12 of the Regulation. |

Table 5.4.3—Regulated categories of development and categories of assessment: operational work

|  |  |  |
| --- | --- | --- |
| Zone | Category of assessment | Assessment benchmarks |
| Residential zone category or industry zone category | Code assessment | |
| Operational work associated with reconfiguring a lot requiring code assessment under schedule 10, part 12 division 2 of the Regulation | Reconfiguring a lot (subdividing 1 lot into 2 lots) and associated operational work code  Editor's note—Assessment benchmarks for reconfiguring a lot and associated operational works are set out in schedule 12 of the Regulation. |