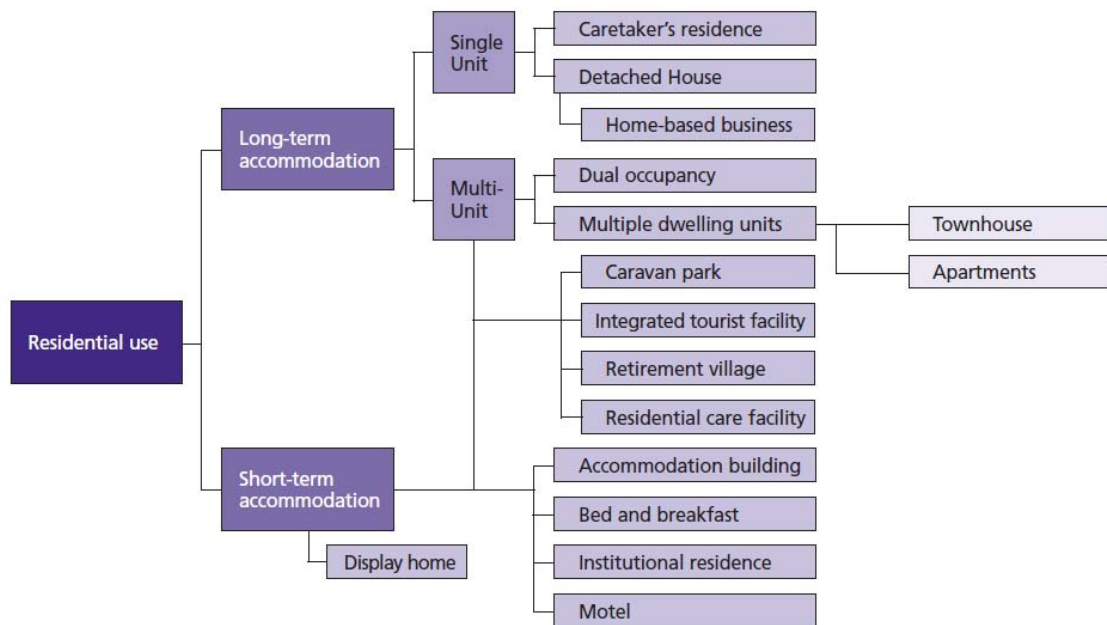


Figure 3.1 Diagram illustrating “nesting” of Residential Uses



“**Caravan park**” means the use of premises for the parking and/or siting of two or more caravans and/or relocatable homes for the purpose of providing accommodation. The term includes the use of camping areas and cabins for short term accommodation where such camping areas and cabins are ancillary to the provision of caravan and/or relocatable home accommodation. The term also includes any manager’s office and residence, any amenity buildings and any recreation and entertainment facilities which cater exclusively for the occupants of the caravan park. The term does not include Accommodation buildings or Multiple dwelling units as separately defined;

“**Caretaker’s residence**”¹⁶ means a dwelling unit used for caretaking purposes in connection with a non-residential use on the same site, where the non-residential use is not Agriculture or Animal husbandry. This term includes a dwelling unit provided for an employee who is required to be accommodated on the same site as the particular purpose in which he or she is employed, together with his or her family;

“**Community residence**” means any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.

The use may include a resident support worker engaged or employed in the management of the residence. Example: Hospice

“**Detached house**”¹⁷ means the use of premises as a single detached dwelling unit. The term includes a small secondary dwelling unit being an annexed unit of not more than 45m² gross floor area, and such outbuildings as are incidental to and necessarily associated with a Detached house. The term also includes removal houses and a single relocatable home. The term does not include a Dual occupancy, Caretaker’s residence or Caravan park; For the purposes of this definition “removal house” means a Detached house that is removed from one or more lots and relocated to a different lot;

“**Display home**” means the use of premises for:

- display of residential premises to the general public being offered to be built; or
- display of residential premises to the general public for some other business or commercial purpose including the promotion of a lottery for which the premises are offered as a prize; or
- the promotion and sale of lots and/or dwellings within a residential estate or other residential premises;

“**Dual occupancy**”¹⁸ means two dwelling units on one site, which are attached by way of a common wall or are otherwise contained within one building. The term does not include a Caretaker’s residence, Detached house, or a Caravan or Relocatable home;

“**Home-based business**” means the use of premises for a business activity that is carried out on a lot used primarily for a Detached house by one or more residents of that detached house;

¹⁶ A Caretaker’s residence is a class 4 or 1a building under the BCA.

¹⁷ A Detached house is a class 1a building under the BCA.

¹⁸ A Dual occupancy is a class 1a or class 2 building under the BCA.

3. INTERPRETATION

“Institutional residence”¹⁹ means the use of premises for any of the following purposes or any like purpose which is not separately defined:

- (a) a convent or monastery; or
- (b) an orphanage;

“Integrated tourist facility” means premises which:

- (a) are used primarily for facilities and activities which attract, accommodate and entertain tourists where some facilities are open to the public use; and
- (b) are on a land extensive site; and
- (c) include two or more buildings; and
- (d) are developed in an integrated way, and managed as one entity; and
- (e) may include provision for conference facilities and for permanent residential accommodation.

The term includes integrated tourists resorts, tourist theme parks and the like;

“Motel”²⁰ means the use of premises for providing overnight, short-stay or holiday accommodation for travellers and their motor vehicles and having on-site reception/bookings office facilities.

The term includes a building or buildings or any parts thereof used or intended for use for the provision of any ancillary administration, restaurant, and conference facilities, and manager’s, owner’s or caretaker’s residence. The term does not include Accommodation buildings, Bed and breakfasts, Caravan parks, or Hotels as separately defined;

“Multiple dwelling units”²¹ means premises comprising an integrated development of more than two dwelling units on the site (such as townhouses, row houses or apartment buildings). The term does not include Accommodation buildings, Bed and breakfasts, Caravan parks, Institutional residences or Retirement villages as separately defined but may include a manager’s residence;

“Residential care facility”²² means the use of premises providing personal care or nursing care (or both) to persons resident on the site. The term includes ancillary communal facilities, kitchen/cooking facilities and the provision of on-site medical services. The term does not include residential care in a Detached house, Dual occupancy, Accommodation building or Multiple dwelling unit. The term does not include Accommodation buildings, Community residence, Hospitals, Institutional

19 An Institutional residence is generally a class 3 or class 9 building under the BCA.

20 A Motel is a class 3 building under the BCA.

21 Multiple dwelling units are class 1a or class 2 buildings under the BCA.

22 Residential care facilities are class 3 and/or 9 buildings under the BCA.

residences, Multiple dwelling units, or Retirement Village as separately defined. The term includes facilities that are regulated by the Commonwealth Aged Care Act 1997;

“Retirement village”²³ means the use of premises for residential accommodation by (exclusively or primarily) elderly or retired persons and where:

- (a) managed care and/or services is provided to residents of the premises; and
- (b) the premises comply with the provisions for licensing and transmission of title under the Retirement Villages Act 1999, or provide similar unfunded services to the services required under the Retirement Villages Act 1999.

The term does not include Accommodation buildings, Hospitals, Institutional residences, Multiple dwelling units, or Residential care facility as separately defined;

(2) Rural Uses

“Rural use” means use for any of the following purposes (as shown in Figure 3.2):

“Agriculture” means the growing of crops, pastures, turf, flowers, fruit, vegetables and the like on a commercial basis. The term also includes a storage shed and other ancillary facilities, but does not include Forestry or Roadside stall as separately defined;

“Animal keeping” means the use of premises as a publicly or commercially operated boarding kennel, dog pound or cattery;

“Animal husbandry” means the keeping, depasturing or stabling of any animal, bird, insect, reptile or fish. The term includes the use of land for dairying, cattle grazing, animal breeding establishments, holding yards or hatcheries. The term does not include the keeping of domestic animals or those types of animal industry which are separately defined (being Animal keeping, Aquaculture, Intensive animal husbandry and Stables);

“Aquaculture” means the use of premises for the cultivation of live fisheries resources (where such resources are as defined in the Fisheries Act) and includes:

- aquaculture (minor impact) - where the premises involve freshwater tanks with a total production area of <2,000 m² (or <750 m² where oxygen injection is used), or freshwater ponds with a total surface area of <5 ha, and no off-site discharge of wastes from the tanks or ponds to natural waters; and
- aquaculture (significant impact) - where the premises are other than as defined as “minor impact”;

23 Retirement village premises are class 1a or 2 buildings under the BCA.

Table 4.1 Table of Development Assessment for Rural Precincts³⁴

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Sustainable Cane Lands			
Agriculture	Where other than turf farming	Where being turf farming	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (if <u>not</u> being sugar cane production - A1, A3, A4, A5.1, A5.2, A5.3 and A6.1; or if being sugar cane production - A3 and A4) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1) • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Animal husbandry	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1) • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2: A1.1). • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Bed and breakfast	Where: <ol style="list-style-type: none"> contained within an existing Detached house; and providing no more than 4 guest bedrooms; and involves no building work or only minor building work 	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4: A1 and A2) Where code assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation • Code for Integrated Water Management • Code for Landscaping Design

³ Development may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026

⁴ Material changes of use not referred to in this Table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	<p>Where:</p> <p>(a) not a removal house; and</p> <p>(b) no more than one Detached house per lot; and</p> <p>(c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more</p>	<p>Where:</p> <p>(a) a removal house; and</p> <p>(b) no more than one Detached house per lot; and</p> <p>(c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
	than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	
Forestry	Where Plantation forestry	Where Native forest harvesting	Where self assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13, A1.14 and Element 2: A2.1-2.3) Where code assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3. 1) • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			Commercial and Community Developments <ul style="list-style-type: none"> • Design Code for Community Safety and Security • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Roadside stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Landscaping Design • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Sustainable Horticultural Lands			
Agriculture	Where other than turf farming	Where being turf farming	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A1, A3, A4, A5.1, A5.2, A5.3, and A6.1) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			the Blackall Range Planning Area) <ul style="list-style-type: none"> • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Animal husbandry	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1)
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2:A1.1).
Bed and breakfast	Where: a) contained within an existing Detached house; and b) providing no more than 4 guest bedrooms; and c) involves no building work or only minor building work	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4:A1 and A2) Where code assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Code for Erosion and Sediment Control
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	<p>Where:</p> <p>a) not a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a) a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (<u>Elements 1-9 and 11-19</u>) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Forestry	Where Plantation forestry	Where Native forest harvesting	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13, A1.14 and Element 2: A2.1-2.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	Where: <ul style="list-style-type: none"> (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and <ul style="list-style-type: none"> (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	Where: <ul style="list-style-type: none"> a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where: <ul style="list-style-type: none"> a removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Forestry	Where Plantation forestry	Where Native forest harvesting	Where self assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1,

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) Where code assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Intensive animal husbandry	None	Where no part of the site is within: <ul style="list-style-type: none"> • 500 metres of a Sustainable Rural Residential Precinct; or • 1000 metres of any other Residential Precinct. 	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			(f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Local utility	None ⁹	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Roadside stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Rural Service Industry	None	Where no part of the site is within: <ul style="list-style-type: none"> (a) 150 metres of a Sustainable Rural Residential Precinct; or (b) 300 metres of any other Residential Precinct 	<ul style="list-style-type: none"> • Code for Development and Use of Rural Service Industries • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to

⁹ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			(f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Water Resource Catchment Area			
Any of the following: • Agriculture • Animal husbandry • Stable	None	All	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<p>(if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Aquaculture	None	Where Aquaculture (minor impact)	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
		2) or as determined by a slope analysis prepared by a surveyor	
Detached house	Where: a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a) a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19) Where code assessable: • Code for the Development of Detached Houses and Display Homes
Forestry	Where Plantation forestry	Where native forest harvesting	Where self assessable: • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) • Code for Development in Water Resource Catchment Areas (A2.3) Where code assessable: • Code for Establishing Forestry Activities • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	<p>Where:</p> <p>a) not a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a) a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Forestry	Where Plantation forestry	Where Native forest harvesting	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ¹¹	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Roadside Stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)

¹¹ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Rural Service Industry	None	Where no part of the site is within: <ul style="list-style-type: none"> • 200 metres of a Sustainable Rural Residential Precinct; or • 500 metres of any other Residential Precinct. 	<ul style="list-style-type: none"> • Code for Development and Use of Rural Service Industries • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Telecommunications facility (Medium impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

Table 4.2 Table of Development Assessment for Residential Precincts ³⁴

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Hillslope Residential			
Community residence	Where: (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: • Community Residence Code Where code assessable: • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Either of the following: • Detached house • Display home	Where: a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a) a removal house; and b) no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a	Where self assessable: • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: • Code for the Development of Detached Houses and Display Homes • Where for a detached house on Lot 1 on RP108407 and in accordance with the Planning and Environment Court Order in appeal No. 37 of 1994 dated July 2009 and Drawing No. 9455/001 – dated December 2006 as amended as per the conditions of the order.

³ Development may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026
⁴ Material change of use not referred to in this Table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Dual Occupancy	None	surveyor Where: a) on a site having an area of not less than 800m ² ; and b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> • Development and Use of Dual Occupancy • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Safety and Security <ul style="list-style-type: none"> • Code for Erosion and Sediment Control
Agriculture	Where on land having an area of more than 2 hectares in Precinct 14 <ul style="list-style-type: none"> - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli) 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1)
Any of the following: <ul style="list-style-type: none"> • Animal husbandry • Stable 	None	Where on land having an area of more than 2 hectares in Precinct 14 <ul style="list-style-type: none"> - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli) 	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Forestry	Plantation forestry where on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp in Planning Area No. 2 (Nambour) or 3 - Bli Bli North in Planning Area No. 13 (Bli Bli)	Native forest harvesting where on land having an area of more than 2 hectares in Precinct 14 <ul style="list-style-type: none"> - Panorama Scarp in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North in Planning Area No. 13 (Bli Bli) 	Where self assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) Where code assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Roadside stall	<p>Where:</p> <ul style="list-style-type: none"> • on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli), and • not on land which abuts a State Controlled Road 	<p>Where:</p> <ul style="list-style-type: none"> • on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli), or • on land which abuts a State Controlled Road 	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Neighbourhood Residential			
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
<p>Either of the following:</p> <ul style="list-style-type: none"> • Detached house • Display home 	<p>Where:</p> <p>not a removal house; and no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a removal house; and no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Dual Occupancy	None	Where: on a site having an area of not less than 800m ² ; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> • Development and Use of Dual Occupancy • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
<ul style="list-style-type: none"> • Display home (where associated with an accommodation building or multiple dwelling units) 		<p>provided for in the particular Precinct</p>	<ul style="list-style-type: none"> • or multiple dwelling unit of up to 3 storeys or 12m in height • Code for Multi Storey Residential Premises (if an accommodation building or multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
<p>Community residence</p>	<p>Where:</p> <ul style="list-style-type: none"> (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <ul style="list-style-type: none"> (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site 	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
		having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	
Either of the following: <ul style="list-style-type: none"> • Detached house • Display home (where in the form of a Detached house) 	Where: a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a) a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Dual Occupancy	None	Where: a) on a site having an area of not less than 600m ² ; and b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> • Development and Use of Dual Occupancy • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Multi-storey Residential	None	In premises having a height and Dwelling Unit Factor of not more than the maximum provided for in the particular Precinct	<ul style="list-style-type: none"> • Code for Low- rise Multi Unit Residential Premises (if an accommodation building or multiple dwelling unit of up to 3 storeys or 12 metres in height) • Code for Multi Storey Residential Premises (if an accommodation building or multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12 metres in height) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
	Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	12-17)
Either of the following: • Detached house • Display home (where in the form of a Detached house)	Where: not a removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: • Code for the Development of Detached Houses and Display Homes (<u>Elements 1-9 and 11-18</u>) Where code assessable: • Code for the Development of Detached Houses and Display Homes
Dual Occupancy	None	Where: a) on a site having an area of not less than 600m ² ; and b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	• Development and Use of Dual Occupancy • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	Where: (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	Where: a) not a Removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a) a Removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Forestry	Plantation forestry on a site having an area of at least 2 hectares	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • any form of vehicle repair/services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ¹¹	On land which abuts a State Controlled Road.	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping

¹¹ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
<ul style="list-style-type: none"> • Telecommunications facility (Medium Impact) • Transport station 			<p>Planning Area)</p> <ul style="list-style-type: none"> • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Telecommunications Facilities (if a telecommunications facility) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Caretaker's Residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Caretaker's Residence • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) <p>Code for Town and Village Centres</p> <ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	If no more than one Detached house per lot	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be	<ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-17)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
		complied with	
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services, • panel beating, • vehicle detailing, • spray painting, • engine reconditioning or repair, • wood working/ manufacture involving the use of power tools, • furniture manufacture, • metal working, • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ¹²	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Shopping complex	Where being on Lots 1 and 3 RP 63929, Lots 2 and 4 RP 66436 and Lot 9 RP 814216 and in the Buderim Village Centre Precinct (in Planning Area No. 6) and being in accordance with the Consent Order dated 8 September 1999	None	<ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7: A1.2, A1.3 and A2.1)
Local Centre			
Any of the following: <ul style="list-style-type: none"> • Art and craft centre • Fast food store • Medical centre • Office • Restaurant • Shop • Veterinary clinic 	Where in premises which require no building work or only minor building work to accommodate the use	Where: <ul style="list-style-type: none"> a) in premises requiring building work (which is not minor building work) to accommodate the use, and b) building height is not more than 8.5 metres 	Where self assessable: <ul style="list-style-type: none"> • Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.1, A1.3 and

¹² Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
		and not more than 2 storeys, and c) if for the purposes of a fast food store, the site is not in the Blackall Range Planning Area	A2.1) Where code assessable: <ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Local Centres and General Stores • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Car park • Telecommunication s facility (Medium Impact) 	None	All	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Local Centres and General Stores • Code for Telecommunications Facilities (if a telecommunications facility) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Any other purpose	Where: (a) specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts: <ul style="list-style-type: none"> • Planning Area No. 2 - Nambour Hospital (21) • Planning Area No. 9 - Sunshine Coast Airport (4) - Airport Periphery (8) - Mudjimba Community Land (14) - Marcoola Conservation (18); or (b) if in any other Precinct, none ⁸	Where: specified as code assessable in (a) Supplementary Table of Development Assessment referred to in Column 1; or (b) for the purpose stated in the name of the particular Precinct and involving other than minor building work (if not in a Precinct to which a Supplementary Table of Development Assessment applies)	<ul style="list-style-type: none"> • Codes specified as applicable in the supplementary table of development assessment for the particular Precinct OR • Code for Extractive Industry (if an Extractive industry) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Master Planned Community			
Agriculture	None	Where other than turf farming	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a

⁸ Development for the purpose stated in the name of the particular precinct is exempt if involving no building work or only minor building work (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Community residence	Where: <ul style="list-style-type: none"> (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and <ul style="list-style-type: none"> (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Any of the following: <ul style="list-style-type: none"> • Detached house • Display home 	Where: <ul style="list-style-type: none"> not a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5m and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10m and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; and (d) One per lot where in the following precincts (or parts of precincts): <ul style="list-style-type: none"> • Image Flat (Precinct 28 in 	Where: <ul style="list-style-type: none"> a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5m and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10m and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
	<p>Planning Area No. 2)</p> <ul style="list-style-type: none"> • Chancellor Park south (Precinct 8 in Planning Area No. 3), in the portion of the precinct east of Bellflower Road, • Peregian South (Precinct 1 in Planning Area No. 12), on Lot 2 RP 848512, Lot 11 RP 854652 and Lot 3 RP 854653 and where located on that part of the precinct rezoned Residential A on 20 August 1993 as amended by the rezoning of 9 May 1997, and excluding the area rezoned to the Sports Open Space zone on 20 August 1993 as amended by the rezoning of 9 May 1997; or <p>(e) One per lot where in accordance with a plan of development or rezoning deed of agreement approved by Council prior to 1 June 2000, in the following precincts (or parts of precincts):</p> <ul style="list-style-type: none"> • Twin Waters Residential (Precinct 15 in Planning Area No. 9) • Coolum Hyatt Resort (Precinct 8 in Planning Area No. 10) 		
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Any purpose in Planning Area No. 10, Precinct 9 (Seaside Precinct)	Where in accordance with the rezoning approval, plan of development and “Architectural Code for Seaside”, approved by Council prior to 1 June 2000, in the Seaside precinct (Precinct 9 in Planning Area No. 10)	None	<ul style="list-style-type: none"> • Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)⁹

⁹ In accordance with s6.1.24 of the Act, the rezoning conditions, plan of development and “Architectural Code for Seaside” approved by Council prior to 1 June 2000 in respect of the Seaside precinct (Precinct 9 in Planning Area No. 10) apply to this land.

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
			Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	Where: (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	Where: not a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
Dual occupancy	None	Where: on a site having an area of not less than 800m ² ; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> • Code for Development and Use of Dual Occupancy • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Market	None	All	<ul style="list-style-type: none"> • Code for Markets • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (4) - Sunshine Coast Airport (Precinct Class = Special Purpose)			
Any of the following: • Car washing station	None	Where being for aviation and airport terminal services only	<ul style="list-style-type: none"> • Code for Industries in Urban Areas (if an industrial use)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
<ul style="list-style-type: none"> • Environmentally assessable industry • Light industry • Office • Sales or hire yards • Service station • Showroom • Storage yard • Transport station • Vehicle depot • Vehicle repair workshop • Warehouse 			<ul style="list-style-type: none"> • Code for Service Stations and Car Washing Stations (if a service station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (8) - Airport Periphery (Precinct Class = Special Purpose)			
Major utility	Where for sewage treatment plant purposes and located on the site of the existing sewage treatment plant	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)
Outdoor recreation	None	Where located on the site of the existing Mudjimba Sports Complex	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (14) - Mudjimba Community Land (Precinct Class = Special Purpose)			
Indoor recreation	None	All	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Outdoor recreation	None	All	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in(a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
			<p>is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (18) Marcoola Conservation (Precinct Class = Special Purpose)			
Major utility	Where for sewage treatment plant purposes and located on the site of the existing sewage treatment plant	None	<ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)

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5.2 Table of Development Assessment for Building Work

Table 5.1 Self-Assessable and Assessable Building Work¹⁴

This Table relates to building work where **not** associated with a material change of use

	Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...				
Purpose	Self-Assessable ¹⁵	Code Assessable	Impact Assessable	Applicable Codes ¹⁶
Building work associated with any of the following <ul style="list-style-type: none"> • Community Residence • Detached house • Display home 	Where: <ul style="list-style-type: none"> not a Removal house; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor or 	Where: <ul style="list-style-type: none"> (a) a Removal house; and (b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Other than referred to in Columns 1 or 2	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-17) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Building work associated with any other purpose	Other than as referred to in Column 3 ¹⁷	None	Where exceeding the maximum height provided for in the particular Precinct	<ul style="list-style-type: none"> • The use specific code that would apply to a material change of use for the purpose associated with the building work • Blackall Range Local Area Code (if in the Blackall Range Planning Area)

¹⁴ In part 3 of chapter 1 of the Act, "building work" is defined as:

"(a) building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure; or

(b) excavating or filling -

(i) for, or incidental to, the activities mentioned in paragraph (a) ;or

(ii) that may adversely affect the stability of a building or other structure, whether on the land on which the building or other structure is situated or on adjoining land; or

(c) supporting (whether vertically or laterally) land for activities mentioned in paragraph (a)".

¹⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

¹⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

¹⁷ Applicants should note that building work may still be assessable under the Building Code of Australia and Standard Building Regulations.

	Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...				
Purpose	Self-Assessable ¹⁵	Code Assessable	Impact Assessable	Applicable Codes ¹⁶
				<ul style="list-style-type: none"> • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Erosion and Sediment Control

5.3 Table of Development Assessment for Operational Work

Table 5.2 Self-Assessable and Assessable Operational Work¹⁸

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable¹⁹	Code Assessment	Impact Assessment	Applicable Codes²⁰
Excavation or Filling (whether or not associated with a material change of use)			
Where (a) in a Rural Precinct or the Sustainable Rural Residential Precinct and: involving less than 150m ³ of material if on a lot of 6000m ² or more; or involving less than 50m ³ of material if on a lot of less than 6000m ² ; or (b) involving less than 50m ³ of material in any other Precinct	Other than as referred to in Column 1	None	Where self assessable: <ul style="list-style-type: none"> Operational Works Code (Element 4, A1.1-1.5 and A3.1-3.3) Erosion and Sediment Control Code (A1.1(b)) Where code assessable: <ul style="list-style-type: none"> Operational Works Code (The Purpose and Elements 4 and 5) Code for Integrated Water Management Code for Transport, Traffic and Parking Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this Volume – Element 3) Code for Erosion and Sediment Control
Placing an advertising device on premises²¹ (whether or not associated with a material change of use)			
Where:	Where:	All third party signs	Where self assessable:

¹⁸ In part 3 of chapter 1 of the Act, “operational work” means:(a)extracting gravel, rock, sand or soil from the place where it occurs naturally; or planting trees or managing, felling and removing standing timber for an ongoing forestry business (whether in a native forest or a plantation); or excavating or filling that materially affects premises or their use; or placing an advertising device on premises; or undertaking work (other than destroying or removing vegetation) in, on, over or under premises that materially affects premises or their use; but does not include building, drainage or plumbing work”.

¹⁹ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

²⁰ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

²¹ Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable¹⁹	Code Assessment	Impact Assessment	Applicable Codes²⁰
(a) Identification signs: <ul style="list-style-type: none"> • Freestanding signs • Flush wall signs (other than high rise building signs) • Awning facia sign • Under awning sign • Created awning sign • Projecting wall signs; or (b) Other signs: <ul style="list-style-type: none"> • Statutory signs • Illuminated signs 	(a) Identification signs: <ul style="list-style-type: none"> • High rise building sign • Above awning sign • Roof signs; or (b) Other signs: <ul style="list-style-type: none"> • Moving sign • 3D Replica signs, object or shape • any other sign not defined 		<ul style="list-style-type: none"> • Code for the Siting and Design of Advertisements (Element 1: A1.1–A1.5, and A2.1; Element 2: A1.1, A1.5(a, b and c) and A1.6; Element 3: A1.1, A1.2, A2.1–A2.3, A4.1, A4.2, A5.1–A5.5, A11.1–A11.3, A12.1–A12.3 and A13) • Where code assessable: • Code for the Siting and Design of Advertisements • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area) • Heritage Conservation Code (The Purpose and Elements 1 and 2)
Landscaping (whether or not associated with a material change of use)			
None ²²	Where: <ul style="list-style-type: none"> (a) associated with the material change of use of premises where such a change of use is assessable development, other than for the purposes of a Detached house, Community Residence, Display home or Home based business, or (b) associated with the Reconfiguring of a lot. 	None	<ul style="list-style-type: none"> • Code for Landscaping Design • Code for Integrated Water Management • Operational Works Code • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area)
Outdoor Lighting²³ (whether or not associated with a material change of use)			
Where: on a tennis court used for	Development listed in Column 1, if the Acceptable Measures	None	<ul style="list-style-type: none"> • Code for the Development of Detached Houses and

²²Landscaping work is otherwise exempt under this table (refer section 4.1(2) of this Volume).

²³Note that street lighting being operational works associated with a reconfiguration of a lot is made assessable under the 'Engineering Works' heading (refer item (c) in column 2 in that section of the table).

6.2 Table of Development Assessment for Material Change of Use in the Special Management Areas

Table 6.1 Table of Development Assessment for Material Change of Use in the Special Management Areas^{111 112}

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
Nature Conservation Management Areas ¹¹⁵				
Aquaculture (minor)	None	All	None	<ul style="list-style-type: none"> Code for Nature Conservation and Biodiversity
Forestry	None	None	Where native forest harvesting	<ul style="list-style-type: none"> Code for Nature Conservation and Biodiversity
Any other purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> Code for Nature Conservation and Biodiversity
Waterways, Wetlands and Fish Habitat Areas				
Aquaculture (minor)	None	All where within 100m of a waterway, wetland or fish habitat area.	None	<ul style="list-style-type: none"> Code for Waterways and Wetlands
Stable	None	All where within: <ul style="list-style-type: none"> (a) 50 metres of a Waterway; or (b) 100 metres of a Wetland or Fish Habitat Area 	None	<ul style="list-style-type: none"> Code for Waterways and Wetlands
Any of the following: <ul style="list-style-type: none"> Environmentally assessable industry General industry Landscape supplies Rural service industry Sales or hire yard Storage yard Service station 	None	Where in premises within 100 metres of a Waterway, Wetland or Fish Habitat Area and: <ul style="list-style-type: none"> (a) which require no building work or only minor building work to accommodate the use and involving a site area of greater than 2000m²; or 	None	<ul style="list-style-type: none"> Code for Waterways and Wetlands

¹¹¹ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

¹¹² Development that is not identified in columns 1, 2 or 3, is exempt for the purposes of the special management areas assessment table. However, assessment levels may be affected by the tables of development assessment for precinct classes contained in section 4 of this Volume (refer section 6.1(3) of this Volume)

¹¹³ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 6.1(5) of this Volume).

¹¹⁴ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

¹¹⁵ Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
<ul style="list-style-type: none"> • Vehicle depot • Vehicle repair workshop • Warehouse 		(b) which require building work other than minor building work to accommodate the use and involving a site area of any size.		
Any other purpose other than a Detached house or Display home	None	Where: (a) specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) within 100 metres of a Waterway, Wetland or Fish Habitat Area	None	<ul style="list-style-type: none"> • Code for Waterways and Wetlands
Steep and Unstable Land				
Any purpose other than a Community Residence, Detached house or Display home	Where specified as self assessable in a Table of Development Assessment for the relevant Precinct or Precinct class and: (a) involving building work other than minor building work on a site having a slope of 15% or more as shown on Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) (1) on a site identified	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class and on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (a) a moderate, high or very high landslip hazard; or (b) identified as having a low or very low landslip hazard within areas A – H and having a slope of 15% or more; or	None	Where self assessable: <ul style="list-style-type: none"> • Code for Development on Steep and Unstable Land: (i) if in the circumstances set out in both paragraphs (a) and (b) of Column 1: Element 1, A1.1 and Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (ii) if in the circumstances set out in paragraph (a) only: Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (iii) If in the circumstances set out in paragraph (b) only: Element 1, A1.1

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
		(b) on land at or below the 5mAHD contour identified on Regulatory Map 1.4 and involving: (i) excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD or (ii) filling of land at or below 5mAHD with 500m ³ or more of material at an average depth of 0.5m or greater		
Flood Prone and Drainage Constraint Areas				
Any of the following: Stable Roadside stall	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	Code for Integrated Water Management (Element 3: A1.1(a))
Aquaculture	None	All	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Community Residence	None	All	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Any other purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Cultural Heritage Places				
Any of the following: • Agriculture • Animal husbandry • Caretaker's residence • Community residence • Detached house • Display home • Forestry	None	Where : (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require no building work to accommodate the use; or	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work to accommodate the use; or	• Heritage Conservation Code

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
		(b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	(b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	
Any of the following: <ul style="list-style-type: none"> • Accommodation building • Aquaculture • Bed and Breakfast • Dual occupancy • Intensive animal husbandry • Motel • Multiple dwelling unit • Roadside stall • Rural service industry 	None	Where: (a) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code
Any other purpose	None	Where: (a) on a place listed in the schedule to Section 7 of Volume 1 of the Planning Scheme and in premises which require no building work to accommodate the use, or (b) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work (other than minor building work) to accommodate the use; or	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work to accommodate the use; ^{or} (b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
		(c) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.		
Water Resource Catchment Areas				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> Code for Development in Water Resource Catchment Areas
Bushfire Prone Areas				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> Code for Development in Bushfire Prone Areas
Community Residence	None	All	None	<ul style="list-style-type: none"> Code for Development in Bushfire Prone Areas
Sunshine Coast Airport				
Any purpose other than a Detached house or Display home	Where: (a) specified as self assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) in the area shown on any of sheets 1-4 of 7 of Regulatory Map No 1.8	Where: (a) specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) in the area shown on any of sheets 1-7 of 7 of Regulatory Map No 1.8	None	Where self assessable: <ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport (A1.1-A1.11) Where code assessable: <ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport
Mineral and Extractive Resources and Buffer Areas¹¹⁶				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> Code for Protection of Extractive Resources
Community Residence	None	All	None	<ul style="list-style-type: none"> Code for Protection of Extractive Resources

¹¹⁶ The Planning Scheme does not make assessable any development that is exempt under Schedule 8 of the Integrated Planning Act, including mining activities under the Environmental Protection Act or activities under the Mineral Resources Act.

6.3 Table of Development Assessment for Other Development in the Special Management Areas

Table 6.2 Table of Development Assessment for Other Development in the Special Management Areas^{117 118}

Purpose	Column 1 Self-Assessable ¹¹⁹	Column 2 Code Assessable	Column 3 Impact Assessable	Column 4 Applicable Codes ¹²⁰
Nature Conservation Management Areas ¹²¹				
Excavation and filling	None	Where involving 50m ³ or more of material within the area shown on Regulatory Map 1.1	None	• Code for Nature Conservation and Biodiversity
Reconfiguring a lot	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1	None	• Code for Nature Conservation and Biodiversity
Any other building or operational works for any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1	None	• Code for Nature Conservation and Biodiversity
Waterways, Wetlands and Fish Habitat Areas				
Building work for any purpose other than a Detached house or Display home (where not associated with a material change of use)	Where: (a) other than minor building work; and (b) the actual building work is located within: (i) 50 metres of a Waterway; or (ii) 100 metres of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	• Code for Waterways and Wetlands (A1.1, A1.2, A1.3 and A1.4)
Excavation and filling	None	None	Where involving 50m ³ or more of material within: (a) 50 metres of a Waterway; or (b) 100 metres of a Wetland or Fish Habitat	• Code for Waterways and Wetlands

¹¹⁷ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

¹¹⁸ Development that is not identified in columns 1, 2 or 3, is exempt for the purposes of the special management areas assessment table. However, assessment levels may be affected by the tables of development assessment for precinct classes contained in section 4 of this Volume (refer section 4.1(2) of this Volume).

¹¹⁹ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 6.1(5) of this Volume).

¹²⁰ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

¹²¹ Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
			Area; as shown on Regulatory Map 1.2	
Reconfiguring a lot	None	Where a boundary realignment and within: (a) 50 metres of a waterway; or (b) 100 metres of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	Where other than listed in Column 2 and within: (a) 50 metres of a Waterway; or (b) 100m of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	• Code for Waterways and Wetlands
Any other operational works	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1 and within 100 metres of a Waterway, Wetland or Fish Habitat Area as shown on Regulatory Map 1.2	None	• Code for Waterways and Wetlands
Steep and Unstable Land				
Building work for any purpose other than a Community Residence, Detached house or Display home (where not associated with a material change of use)	Where: (a) Other than minor building work and on a site having a slope of 15% or more as shown on Regulatory Map 1.3(2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) (1) on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (i) a moderate, high or very high landslip hazard; or	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	• Code for Development on Steep and Unstable Land: (i) if in the circumstances set out in both paragraphs (a) and (b) of Column 1: Element 1, A1.1 and Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (ii) if in the circumstances set out in paragraph (a) only: Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (iii) if in the circumstances set out in paragraph (b) only: Element 1, A1.1

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
Acid Sulfate Soils Areas				
Excavation and filling	None	(a) Where on land below the 20mAHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD; or (b) Where on land at or below the 5mAHD contour identified on Regulatory Map 1.4 and involving: (i) excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD or (ii) filling of land at or below 5mAHD with 500m ³ or more of material at an average depth of 0.5m or greater	None	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils
Reconfiguring a lot	None	(a) Where on land below the 20mAHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD; or (b) Where on land at or below the 5mAHD contour identified on Regulatory Map 1.4 and involving: (i) excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD or (ii) filling of land at or below 5mAHD with 500m ³ or more of material at an average depth of 0.5m or greater	None	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
Flood Prone and Drainage Constraint Areas				
Building work for any purpose other than a Community Residence, Detached house or Display home (where not associated with a material change of use)	None	Where involving: (a) net filling exceeding 50m ³ within the area shown on Regulatory Map 1.5; or (b) vegetation clearing within the area shown on Regulatory Map 1.5; or (c) physical alteration to a waterway or floodway	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Excavation and filling	None	Where involving: (a) net filling exceeding 50m ³ within the area shown on Regulatory Map 1.5; or (b) vegetation clearing ¹²⁴ within the area shown on Regulatory Map 1.5; or (c) physical alteration to a waterway or floodway ¹²⁵	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Reconfiguring a lot	None	All	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Any other Operational works	None	Where: (a) specified as code assessable in the Table of Development Assessment for other development in section 5 of Volume 1; and (b) involving: (i) net filling exceeding 50m ³ within the area shown on Regulatory Map 1.5; or	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)

¹²⁴ Vegetation clearing for the purposes of this Special Management Area and related code is defined in Volume 1 of this Planning Scheme

¹²⁵ Waterway and floodway are defined in Volume 1 of this Planning Scheme

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
		(ii) vegetation clearing ¹²⁶ within the area shown on Regulatory Map 1.5; or (iii) physical alteration to a waterway or floodway ¹²⁷		
Cultural Heritage Places				
Building work (where not associated with a material change of use), for the purposes of: • Community Residence • Detached house • Display home	None	Where involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) being the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code
Building work for any other purpose (where not associated with a material change of use)	None	Where: (a) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) being the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code
Excavation and filling	None	(a) Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1 and on a place listed in the	None	• Heritage Conservation Code

¹²⁶ Vegetation clearing for the purposes of this Special Management Area and related code is defined in Volume 1 of this Planning Scheme.

¹²⁷ Waterway and floodway are defined in Volume 1 of this Planning Scheme.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
		schedule to section 7 of Volume 1 of the Planning Scheme		
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> Heritage Conservation Code
Placing an advertising device on premises, being other than a statutory sign	None	Where: (a) on or adjacent to a place listed as having heritage significance in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) on a place identified in section 7.4(2)(a) or (b) of Volume 1 of the Planning Scheme	None	<ul style="list-style-type: none"> Heritage Conservation Code
Water Resource Catchment Areas				
Excavation and filling	None	Where involving 50m ³ or more of material with the area shown on Regulatory Map 1.6	None	<ul style="list-style-type: none"> Code for Development in Water Resource Catchment Areas
Reconfiguring a lot	None	Other than referred to in Column 3	Where: (a) in a Rural Precinct or Sustainable Rural Residential Precinct; and (b) not being the subdivision of an existing or approved building.	<ul style="list-style-type: none"> Code for Development in Water Resource Catchment Areas
Any other building or operational works for any purpose other than a Detached house or Display home	None	Where specified as code assessable in the Table of Development Assessment for other development in section 5 of Volume 1	None	<ul style="list-style-type: none"> Code for Development in Water Resource Catchment Areas
Bushfire Prone Areas				
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> Code for Development in Bushfire Prone Areas
Sunshine Coast Airport				
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport

VOLUME FOUR

Planning Scheme Codes

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MAROOCHY PLAN MAPS VOLUME 4

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Waterways	Figure 4-2.1.2 (a)	Section 2.1.2
Wetlands and Fish Habitat Areas	Figure 4-2.1.2 (b)	Section 2.1.2
Designated Bushfire Prone Areas for Building	Figure 2.1.6	Section 2.1.6
Blackall Range Figures (small diagrams/photos)	Figures 1 - 27	Section 7.1
Buderim Village Master Plan	Figure 4 – 7.3.1 (a)	Section 7.2 – Element (7)
Buderim Diagrams (small diagrams)	BVMP 1 - 19	Section 7.2
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Road/Street Designations	Figure 7.3.3	Section 7.3
Building Heights	Figure 7.3.4	Section 7.3
Open Space, Pedestrian and Cycle Linkages	Figure 7.3.5	Section 7.3
Street Tree Treatment	Figure 7.3.6	Section 7.3
Preferred Development Outcomes Yandina East Industrial	Figure 7.6.1	Section 7.6
100 year ARI Flood Hazard Yandina East Industrial	Figure 7.6.2	Section 7.6

4.11 Community Residence Code

PURPOSE

The purpose of this code is for assessing a material change of use for Community residence.

The proposed use has a scale, intensity, level of amenity and impact no greater than that of existing adjacent residential dwelling units.

In that regard, for the purposes of assessing Community residence, reference must be made to the applicable acceptable measures of 4.1 Code for the Development of Detached Houses and Display Homes.

(1) Element: Siting and Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The community residence is located so as to ensure that the amenity of established residential neighbourhoods is protected.</p>	<p>A1 Only one dwelling unit including any Community residence is established on the site.</p>

(2) Element: Operational Characteristics

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The operation of the community residence does not detrimentally impact on the privacy and amenity of adjacent residents</p>	<p>A1.1 The maximum number of residents is seven, including one support worker.</p> <p>AND</p> <p>A1.2 One support worker is permitted to reside on the premises at any time.</p> <p>AND</p> <p>A1.3 The maximum number of support workers attending any day time activity shall not exceed seven over a 24 hour period.</p>

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

(3) Element: Building Height

<p>P1 The height of the community residence and associated buildings does not cause significant loss of amenity to adjacent residential development having regard to:</p> <p>(a) overshadowing (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale as seen from neighbouring premises.</p>	<p>A1.1 Other than in the Blackall Range Planning Area¹, building height above ground level, does not exceed:</p> <p>(a) 10.0 metres on land with a slope of 15% or more, as identified in the Steep and Unstable Land Special Management Area (Regulatory Map 1.3); or (b) 8.5 metres otherwise.</p>
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(4) Element: Signage

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Signage must be limited to a single, small and relatively unobtrusive identification sign at or within the frontage of the site.</p>	<p>A1 Only one sign is provided on the site which is an identification sign and is less than 0.3m².</p>

(5) Element: Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Sufficient parking spaces are provided on the site to accommodate resident and visitor vehicles.</p>	<p>A1.1 Resident and visitor parking are provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.</p>

(6) Element: Services and Utilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The community residence is provided with essential urban infrastructure commensurate with its location</p>	<p>A1.1 In all precincts except the Rural Precinct Class, the community residence is connected to reticulated water supply, sewerage, stormwater drainage and telephone services.</p> <p>A2 In the Rural Precinct the community residence is connected to an on-site effluent treatment and disposal system, on-site water supply, telephone services and electricity supply in accordance with Planning Scheme Policy No.5 – Operational Works²</p>

¹ Height limits in the Blackall Range Planning Area are set out in Element 15 of 4.1 Code for the Development of Detached Houses and Display Homes.

² Where on-site sewerage treatment is permitted the management of sewerage generated on site must comply with the Plumbing and Drainage Act 2002, the On-site Sewerage Code and Australian/ New Zealand Standard 1547:2000 (on site domestic wastewater management).

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

(6) Element: Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Landscaping complements and enhances the existing streetscape character by providing planting that –</p> <ul style="list-style-type: none"> (a) conceals service, car parking and loading areas of the development; (b) facilitates privacy for occupants of the site and adjoining premises; (c) utilises indigenous vegetation as the major planting theme; and (d) provides attractive landscaped settings for the enjoyment and appreciation of residents and visitors. 	<p>A1.1 Planted areas along the frontage of the site are provided and maintained at a minimum width of two metres (2 metres), excluding the access driveway.</p> <p style="text-align: center;">AND</p> <p>A2 The selection of plant species does not include any weed species or plants identified as “Plants not to be used” in the Schedule to Code 2.3 for Landscaping Design.</p>

(7) Element: Waste Separation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council’s cleaning contractor and waste is collected, stored and disposed of in a safe and ecologically sustainable manner.</p>	<p>A1 Waste storage areas are provided for the collection and separate storage of recyclable and non-recyclable waste and vegetative waste.</p> <p style="text-align: center;">AND</p> <p>A2 A clinical and related waste management plan must be prepared where required under the <i>Environmental Protection (Waste Management) Regulation 2000</i>³.</p>

³ Schedule 9 of the *Environmental Protection (Waste Management) Regulation 2000* states that a hospital has the meaning given by the *Health Services Act 1991*, and includes a hospice.

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

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