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Part 5 Tables of Assessment

5.1 Preliminary

The tables in this part identify the following:-

- (a) the category of development, the category of assessment and the assessment benchmarks for assessable development within the planning scheme area; and
- (b) the requirements for accepted development.

5.2 Reading the tables of assessment

The tables of assessment identify the following:-

- (a) the category of development, being either prohibited development, accepted development or assessable development;
- (b) the category of assessment for assessable development, being either code assessment or impact assessment;
- (c) whether requirements for accepted development apply, shown in the “assessment benchmarks for assessable development and requirements for accepted development” column;
- (d) the category of development and category of assessment for development in:-
 - (i) a zone and, where used, a precinct of a zone;
 - (ii) a local plan and, where used, a precinct of a local plan; and
 - (iii) an overlay where used;
- (e) the assessment benchmarks for assessable development and the requirements for accepted development, including:-
 - (i) whether a zone code or specific provisions in a zone code apply (shown in the “assessment benchmarks for assessable development and requirements for accepted development” column);
 - (ii) if there is a local plan, whether a local plan code or specific provisions in a local plan code apply (shown in the “assessment benchmarks for assessable development and requirements for accepted development” column);
 - (iii) if there is an overlay:-
 - (A) whether an overlay code applies (shown in **Table 5.10.1 (Overlays)**); and
 - (B) whether the assessment benchmarks or requirements for accepted development as shown on the overlay map (noted in the “assessment benchmarks for assessable development and requirements for accepted development” column) applies;
 - (iv) any other applicable code(s) (shown in the “assessment benchmarks for assessable development and requirements for accepted development” column); and
- (f) any variation to the category of development or category of assessment (shown as an ‘if’ in the “category of development and category of assessment” column) that applies to the development.

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

Editor’s note—examples of matters that can vary the category of development or category of assessment are *gross floor area*, *building height*, numbers of people or precinct provisions.

5.3 Categories of development and categories of assessment

5.3.1 Process for determining the category of development and category of assessment

The process for determining the category of development and category of assessment is:-

- (a) for a material change of use, establish the use by reference to the use definitions in **Schedule 1 (Definitions)**;
- (b) for all development, identify the following:-
 - (i) the zone or zone precinct that applies to the premises, by reference to the zone map in **Schedule 2 (Mapping)**;
 - (ii) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in **Schedule 2 (Mapping)**;
 - (iii) if an overlay applies to the premises, by reference to the overlay map in **Schedule 2 (Mapping)**;
- (c) determine if the development is accepted development under schedules 6 and 7 of the Regulation;

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

Editor's note—schedule 7 of the Regulation prescribes development that is categorised as accepted development. Where specifically provided for in schedule 7 of the Regulation, some development in the schedule may still be made assessable under the planning scheme. In this situation, the development is only taken to be accepted development under schedule 7 if the development is not made assessable under the planning scheme.

- (d) determine if the development is prohibited development under schedule 10 of the Regulation;

Editor's note—schedule 10 of the Regulation prescribes development that is categorised as prohibited development and assessable development.

- (e) if the development is not identified as accepted development or prohibited development in schedules 6, 7 or 10 of the Regulation, determine if the development is assessable development with a prescribed category of assessment under schedule 10 of the Regulation;

Editor's note—schedule 10 of the Regulation prescribes development that is categorised as prohibited development and assessable development. Where specifically provided for in schedule 10 of the Regulation, some assessable development in the schedule may still have its category of assessment varied under the planning scheme. In this situation, the development is only taken to be assessable development with a prescribed category of assessment under Schedule 10 if the category of assessment is not able to be varied under the planning scheme.

- (f) if the development is not prohibited development, accepted development or assessable development with a prescribed category of assessment under schedules 6, 7 or 10 of the Regulation, determine the initial category of development and category of assessment by reference to the tables in **section 5.5 (Categories of development and categories of assessment – material change of use)**, **section 5.6 (Categories of development and categories of assessment – reconfiguring a lot)**, **section 5.7 (Categories of development and categories of assessment – building work)** and **section 5.8 (Categories of development and categories of assessment – operational work)**;
- (g) a precinct of a zone may change the category of development or category of assessment and this will be shown in the “category of development and category of assessment column” in the tables of assessment in **sections 5.5, 5.6, 5.7 and 5.8**;
- (h) if a local plan applies, refer to the table(s) in **section 5.9 (Categories of development and categories of assessment – local plans)** to determine if the local plan changes the category of development or category of assessment for the zone;
- (i) if a precinct of a local plan changes the category of development or category of assessment this will be shown in the “category of development and category of assessment” column of the table(s) in **section 5.9**; and

- (j) if an overlay applies, refer to **section 5.10 (Categories of development and categories of assessment – overlays)** to determine if the overlay further changes the category of development or category of assessment.

5.3.2 Determining the category of development and category of assessment

- (1) A material change of use is assessable development requiring impact assessment:-
 - (a) unless the table of assessment states otherwise; or
 - (b) if the use is not listed or defined; or
 - (c) if listed in the table and not complying with the criteria in the “category of development and category of assessment” column; or
 - (d) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development and category of assessment is the highest category for each aspect of the development under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development and category of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of schedule 6, Part 2, section 2(2)(d) of the Regulation, an overlay does not apply to the premises if the development meets the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or overlay, the highest category of development or category of assessment applies as follows:-
 - (a) accepted development subject to requirements prevails over accepted development not subject to requirements;
 - (b) assessable development requiring code assessment prevails over accepted development; and
 - (c) assessable development requiring impact assessment prevails over assessable development requiring code assessment and accepted development.
- (8) Despite **sub-sections 5.3.2(4) and (7)** above, a category of development and category of assessment in a local plan overrides a category of development and category of assessment in a zone and a category of development and category of assessment in an overlay overrides a category of development and category of assessment in a zone or local plan.
- (9) Provisions in **Part 10 (Other plans)** may override any of the above.
- (10) The category of development and category of assessment for development identified in schedules 6, 7 and 10 of the Regulation override all other categories of development and categories of assessment for that development under the planning scheme to the extent of any inconsistency.

Editor’s note—schedule 6 of the Regulation prescribes development that a local categorising instrument is prohibited from stating is assessable development.

Editor’s note—schedule 7 of the Regulation prescribes development that is categorised as accepted development. Where specifically provided for in schedule 7 of the Regulation, some development in the schedule may still be made assessable under the planning scheme. In this situation, there is no inconsistency between the Regulation and the planning scheme and the development is assessable development under the planning scheme in accordance with schedule 7 of the Regulation.

Editor's note—schedule 10 of the Regulation prescribes development that is categorised as prohibited development and assessable development. Where specifically provided for in schedule 10 of the Regulation, some assessable development in the schedule may still have its category of assessment determined or varied under the planning scheme. In this situation, there is no inconsistency between the Regulation and the planning scheme and the category of assessment for the assessable development is stated in the planning scheme in accordance with schedule 10 of the Regulation.

- (11) Despite all of the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application cannot be made.

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

5.3.3 Determining any requirements for accepted development and the assessment benchmarks for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the relevant acceptable outcomes in the relevant parts of the applicable code(s) that are identified in the “assessment benchmarks for assessable development and requirements for accepted development” column.
- (2) Accepted development that does not comply with one or more of the relevant acceptable outcomes in the relevant parts of the applicable code(s) becomes assessable development requiring code assessment unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for assessable development:-
- (a) assessable development requiring code assessment:-
- (i) must be assessed against all of the assessment benchmarks identified in the “assessment benchmarks for assessable development and requirements for accepted development” column;
- (ii) where made assessable development requiring code assessment pursuant to **sub-section 5.3.3(2)** above:-
- (A) must be assessed against the assessment benchmarks for the development application, limited to the subject matter of the relevant acceptable outcomes that were not complied with or were not capable of being complied with under **sub-section 5.3.3(2)** (that is, the performance outcome(s) corresponding to the relevant acceptable outcome(s)); and
- (B) must still comply with all relevant acceptable outcomes identified in **sub-section 5.3.3(1)** other than those mentioned in **sub-section 5.3.3(2)**;
- (iii) that complies with:-
- (A) the purpose and overall outcomes of the code complies with the code;
- (B) the performance outcomes or acceptable outcomes of the code complies with the purpose and overall outcomes of the code; and
- (iv) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation;

Editor's note—section 27 of the Regulation also identifies the matters that assessable development requiring code assessment must have regard to.

- (b) assessable development requiring impact assessment:-
- (i) must be assessed against all of the assessment benchmarks identified in the “assessment benchmarks for assessable development and requirements for accepted development” column;
- (ii) is to have regard to the whole of the planning scheme, to the extent relevant; and
- (iii) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

Editor's note—section 31 of the Regulation identifies the matters that assessable development requiring impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

Section not used.

Editor's note—the Regulation relevantly provides the following regulated categories of development and categories of assessment:-

- schedule 6 of the Regulation states development which the planning scheme cannot state is assessable development;
- schedule 7 of the Regulation states development which is accepted development;
- schedule 10 of the Regulation identifies prohibited development and assessable development.

Refer to **section 5.3.2(10)** for resolving inconsistency in the categories of development and categories of assessment stated in schedules 6, 7 and 10 of the Regulation and in the planning scheme.

5.5 Categories of development and categories of assessment – material change of use

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

Table 5.5.1 Low density residential zone

LOW DENSITY RESIDENTIAL ZONE			
Defined use	Category of development and of category assessment	Assessment benchmarks for assessable development and requirements for accepted development	
Residential activities			
<i>Dual occupancy</i>	Accepted development if not located in Precinct LDR1 (Protected Housing Area).	• Dual occupancy code	
	Impact assessment if not otherwise specified.	• The planning scheme	
<i>Dwelling house</i>	Accepted development	• Dwelling house code	
<i>Dwelling unit</i>	Code assessment	• Low density residential zone code • Applicable local plan code	• Multi-unit residential uses code • <i>Prescribed other development codes</i>
<i>Residential care facility</i>	Code assessment if not located in Precinct LDR1 (Protected Housing Area).	• Low density residential zone code • Applicable local plan code	• Residential care facility and retirement facility code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	• The planning scheme	
<i>Retirement facility</i>	Code assessment if not located in Precinct LDR1 (Protected Housing Area).	• Low density residential zone code • Applicable local plan code	• Residential care facility and retirement facility code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
Business activities			
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	• No requirements applicable	
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	• Home based business code	
	Impact assessment if for a <i>high impact home based business activity</i> .	• The planning scheme	
<i>Sales office</i>	Accepted development	• Sales office code	
<i>Shop</i>	Code assessment if for a <i>corner store</i> .	• Low density residential zone code • Applicable local plan code	• Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	• The planning scheme.	
Community activities			
<i>Community care centre</i>	Code assessment	• Low density residential zone code • Applicable local plan code	• Community activities code • <i>Prescribed other development codes</i>
<i>Community use</i>	Accepted development if:-	• No requirements applicable	

LOW DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.2 Medium density residential zone

MEDIUM DENSITY RESIDENTIAL ZONE		
Defined Use	Category of development and of category assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dual occupancy</i>	Accepted development	<ul style="list-style-type: none"> Dual occupancy code
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
<i>Dwelling unit</i>	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Multiple dwelling</i>	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Relocatable home park</i>	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Relocatable home park and tourist park code <i>Prescribed other development codes</i>
<i>Residential care facility</i>	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Residential care facility and retirement facility code <i>Prescribed other development codes</i>
<i>Retirement facility</i>	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Residential care facility and retirement facility code <i>Prescribed other development codes</i>
<i>Rooming accommodation</i>	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Short-term accommodation</i>	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development	<ul style="list-style-type: none"> Sales office code
<i>Shop</i>	Code assessment if for a <i>corner store</i> .	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Community care centre</i>	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i>	<ul style="list-style-type: none"> No requirements applicable

MEDIUM DENSITY RESIDENTIAL ZONE		
Defined Use	Category of development and category assessment	Assessment benchmarks for assessable development and requirements for accepted development
	owned or controlled land; and (b) undertaken by or on behalf of the Council.	
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium density residential zone code • Applicable local plan code • Community activities code • Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> • Medium density residential zone code • Applicable local plan code • Community activities code • Prescribed other development codes
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Table 5.5.3 High density residential zone

HIGH DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
<i>Dwelling unit</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Multiple dwelling</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Residential care facility</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height <i>Prescribed other development codes</i>
<i>Retirement facility</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height <i>Prescribed other development codes</i>
<i>Rooming accommodation</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Short-term accommodation</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development	<ul style="list-style-type: none"> Sales office code
<i>Shop</i>	Code assessment if for a <i>corner store</i> .	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Community care centre</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
<i>Community use</i>	Accepted development	<ul style="list-style-type: none"> No requirements

HIGH DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.4 Tourist accommodation zone

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Dual occupancy	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Dual occupancy code • Nuisance code
Dwelling house	Accepted development	<ul style="list-style-type: none"> • Dwelling house code
Dwelling unit	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Resort complex	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Business activities		
Bar	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) located in a designated hospitality area.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Food and drink outlet	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Function facility	Code assessment if	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> zone code design code Applicable local plan code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Tourist accommodation zone code Business uses and centre design code Applicable local plan code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Home based business	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Tourist accommodation zone code Multi-unit residential uses code if incorporating a residential component Applicable local plan code Prescribed other development codes Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Tourist accommodation zone code Market code Applicable local plan code
Office	Accepted development if:- (a) for a bank or real estate agent; and (b) in an existing building in a tenancy that has been approved for non-residential use.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) for a bank or real estate agent; and (b) located at the ground storey of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Tourist accommodation zone code Business uses and centre design code Applicable local plan code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Shop	Accepted development if:-	<ul style="list-style-type: none"> Transport and parking

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not exceeding a gross leasable floor area of 300m ² .	code
	Code assessment if:- (a) located at the ground storey of a mixed use development; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Shopping centre	Code assessment if:- (a) located at the ground storey of a mixed use development; and (b) any shop tenancy does not exceed a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • Prescribed other development codes
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> • The planning scheme
Industrial activities		
Service industry	Code assessment if located at the ground storey of a mixed use development.	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Community activities		
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building in a tenancy that has been approved for non-residential use.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Tourist accommodation zone code • Community activities code • Applicable local plan code • Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Community activities code • Applicable local plan code • Prescribed other development codes
Sport and recreation activities		
Indoor sport and recreation	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> • Tourist accommodation zone code • Sport and recreation uses code • Applicable local plan code • Business uses and centre design code • Prescribed other development codes
	Impact assessment if	<ul style="list-style-type: none"> • The planning scheme

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	not otherwise specified.	
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.5 Principal centre zone

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Maroochydore Principal Regional Activity Centre (declared master plan area)		
As specified in the table of assessment for the Structure Plan as varied by a variation approval. See Section 10.2 (Maroochydore Principal Activity Centre Structure Plan).	As specified in the table of assessment for the Structure Plan as varied by a variation approval.	As specified in the Structure Plan as varied by a variation approval.

Table 5.5.6 Major centre zone

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Schedule 6, Part 2, Item 6, sections (b) – (e) of the Regulation Prescribed other development codes
Dual occupancy	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Dual occupancy code Nuisance code Sustainable design code Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Residential care facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height Prescribed other development codes
Resort complex	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Retirement facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height Prescribed other development codes
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Adult store	Accepted development if:- (a) in an existing building; and (b) not located in an adult store sensitive use area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not located in an	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>adult store sensitive use area.</i>	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Bar	Accepted development if:- (a) in an existing building; and (b) located in a designated hospitality area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Function facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Home based business	Accepted development if: <ul style="list-style-type: none"> (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. 	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a high impact home based business activity.	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a high impact home based business activity.	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component Prescribed other development codes
Market	Accepted development if: <ul style="list-style-type: none"> (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land. 	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Nightclub entertainment facility	Code assessment if located in a designated hospitality area.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Office	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Service station	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Service station code Prescribed other development codes
Shop	Accepted development if: <ul style="list-style-type: none"> (a) in an existing building; and (b) not for a department store. 	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a department store.	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not	<ul style="list-style-type: none"> Major centre zone code Business uses and centre

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	otherwise specified.	<ul style="list-style-type: none"> Applicable local plan design code Prescribed other development codes
Shopping centre	Code assessment if not involving a <i>department store</i> .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if involving a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Veterinary services	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Child care centre code Prescribed other development codes
Community care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code Prescribed other development codes
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code Prescribed other development codes
Hospital	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code Prescribed other development codes
Place of worship	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code Prescribed other development codes
Sport and recreation activities		
Club	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
Indoor sport and recreation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
Major sport, recreation and entertainment facility	Code assessment if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on <i>Council</i> owned or controlled land; and (c) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Parking station	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code if involving studios or offices for broadcasting Telecommunications facility code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.7 District centre zone

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Community residence	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Schedule 6, Part 2, Item 6, sections (b) – (e) of the Regulation • <i>Prescribed other development codes</i>
Dual occupancy	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Dual occupancy code • Nuisance code • Sustainable design code • Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Residential care facility	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Residential care facility and retirement facility code • Multi-unit residential uses code if in a building greater than 2 storeys in height • <i>Prescribed other development codes</i>
Resort complex	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Retirement facility	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Residential care facility and retirement facility code • Multi-unit residential uses code if in a building greater than 2 storeys in height • <i>Prescribed other development codes</i>
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Business activities		
Adult store	Accepted development if:- (a) in an existing building; and (b) not located in an <i>adult store sensitive use area</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if:- (a) not in an existing building; and	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other</i>

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not located in an <i>adult store sensitive use area</i> .	<i>development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Bar	Accepted development if:- (a) in an existing building; and (b) located in a designated hospitality area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Car wash	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design codes <i>Prescribed other development codes</i>
Food and drink outlet	Accepted development if:- (a) in an existing building; and (b) not for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (i) Buderim local plan area; or (ii) Maleny local plan area.	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (a) Buderim local plan area; or (b) Maleny local plan area.	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Funeral parlour	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment if :-</p> <p>(a) not in an existing building; and</p> <p>(b) not exceeding a <i>gross leasable floor area</i> of 300m².</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	<p>Accepted development if:-</p> <p>(a) in an existing building; and</p> <p>(b) not exceeding a <i>gross leasable floor area</i> of 300m².</p>	<ul style="list-style-type: none"> Transport and parking code
	<p>Code assessment if:-</p> <p>(a) not in an existing building; and</p> <p>(b) not exceeding a <i>gross leasable floor area</i> of 300m².</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Health care services	<p>Accepted development if in an existing building.</p>	<ul style="list-style-type: none"> Transport and parking code
	<p>Code assessable if not otherwise specified.</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Home based business	<p>Accepted development if:-</p> <p>(a) for a <i>home office</i>; or</p> <p>(b) involving a home based child care service licensed under the <i>Child Care Act 2002</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Accepted development if for an activity other than a <i>high impact home based business activity</i>.</p>	<ul style="list-style-type: none"> Home based business code
	<p>Impact assessment if for a <i>high impact home based business activity</i>.</p>	<ul style="list-style-type: none"> The planning scheme
Hotel	<p>Code assessment</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
Market	<p>Accepted development if:-</p> <p>(a) conducted by a not-for-profit organisation; and</p> <p>(b) located on <i>Council</i> owned or controlled land.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Office	<p>Accepted development if in an existing building.</p>	<ul style="list-style-type: none"> Transport and parking code
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code Transport and parking code
Service station	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
Shop	Accepted development if:- (a) in an existing building; and (b) not for a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shopping centre	Code assessment if not involving a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment if not involving a multiplex cinema.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not	<ul style="list-style-type: none"> District centre zone code Community activities code

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	otherwise specified.	<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Place of worship	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Sport and recreation activities		
Club	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Indoor sport and recreation	Accepted development if:- (a) in an existing building; and (b) not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Parking station	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code if involving studios or offices for broadcasting Telecommunications facility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.8 Local centre zone

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community residence code <i>Prescribed other development codes</i>
Dual occupancy	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Dual occupancy code Nuisance code Sustainable design code Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Bar	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Car wash	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Food and drink outlet	Accepted development if:- (a) in an existing building; (b) not incorporating a <i>drive-through facility</i> ; and (c) not for a <i>high volume</i>	<ul style="list-style-type: none"> Transport and parking code

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>convenience restaurant.</i>	
	Impact assessment if:- (a) incorporating a <i>drive-through facility</i> ; or (b) for a <i>high volume convenience restaurant.</i>	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if :- (a) not in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if :- (a) not in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Home based business	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002.</i>	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other	<ul style="list-style-type: none"> Home based business code

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	than a <i>high impact home based business activity</i> .	
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Service station	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building; and (b) having a <i>gross leasable floor area</i> not exceeding 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not otherwise specified above; and (b) having a <i>gross leasable floor area</i> not exceeding:- (i) 1,000m ² if for a <i>supermarket</i> ; and (ii) 300m ² otherwise.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if:- (a) having a <i>gross leasable floor area</i> not exceeding 2,500m ² ; and (b) any <i>shop</i> tenancy has a <i>gross leasable floor area</i>	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	not exceeding:- (i) 1,000m ² if for a <i>supermarket</i> , and (ii) 300m ² otherwise.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Low impact industry	Code assessment if:- (a) involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like; (b) in a rural town or rural village; and (c) on a <i>site</i> that does not require an active street frontage as identified on a local plan elements figure.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Place of worship</i>	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
Park	Accepted development	
Other activities		
Parking station	Code assessable	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.9 Low impact industry zone

LOW IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessment development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Car wash	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Food and drink outlet	Code assessment if having a gross leasable floor area not exceeding 100m ² .	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> Transport and parking code Industry uses code
	Code assessment if:- (a) not in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service station	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
Theatre	Code assessment if for a film studio or music recording studio.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Bulk landscape supplies	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Low impact industry	Accepted development if:-	<ul style="list-style-type: none"> Industry uses code Transport and parking code

LOW IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessment development and requirements for accepted development
	(a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Research and technology industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Service industry	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Transport depot	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Warehouse	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Crematorium	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>

LOW IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessment development and requirements for accepted development
<i>Place of worship</i>	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Indoor sport and recreation</i>	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
<i>Substation</i>	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Applicable local plan code • Utility code • <i>Prescribed other development codes</i>
<i>Telecommunications facility</i>	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Applicable local plan code • Telecommunications facility code • <i>Prescribed other development codes</i>
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Table 5.5.10 Medium impact industry zone

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Business activities		
Car wash	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Food and drink outlet	Code assessment if having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> • Transport and parking code • Industry uses code
	Code assessment if:- (a) not in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Service station	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Service station code • <i>Prescribed other development codes</i>
Veterinary services	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Industrial activities		
Bulk landscape supplies	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Low impact industry	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Medium impact	Accepted development	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Industry	if in an existing building.	code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Industry uses code Industry uses code <i>Prescribed other development codes</i>
Research and technology industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Industry uses code Industry uses code <i>Prescribed other development codes</i>
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Industry uses code Industry uses code <i>Prescribed other development codes</i>
Transport depot	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Industry uses code Industry uses code <i>Prescribed other development codes</i>
Warehouse	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Industry uses code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Crematorium	Code assessment	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Substation	Code assessment	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Utility code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Medium impact industry zone code Telecommunications facility code

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.11 High impact industry zone

HIGH IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Caretaker's accommodation</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
<i>Food and drink outlet</i>	Code assessment if having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed development codes</i> other
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Code assessment	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Service station code <i>Prescribed development codes</i> other
Industrial activities		
<i>High impact industry</i>	Code assessment	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Industry uses code <i>Prescribed development codes</i> other
<i>Medium impact industry</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Industry uses code <i>Prescribed development codes</i> other
<i>Transport depot</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Industry uses code <i>Prescribed development codes</i> other
Community activities		
<i>Crematorium</i>	Code assessment	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Community activities code <i>Prescribed development codes</i> other
<i>Emergency services</i>	Code assessment	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Community activities code <i>Prescribed development codes</i> other
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Substation</i>	Code assessment	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Utility code <i>Prescribed development codes</i> other
<i>Telecommunications facility</i>	Code assessment	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Telecommunications facility code <i>Prescribed development codes</i> other
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if:-	<ul style="list-style-type: none"> High impact industry Utility code

HIGH IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) not for a <i>local utility</i> ; (b) located on <i>Council</i> owned or controlled land; and (c) undertaken by or on behalf of the <i>Council</i> .	zone code • Applicable local plan code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	• The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme

Table 5.5.12 Waterfront and marine industry zone

WATERFRONT AND MARINE INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Caretaker's accommodation</i>	Code assessment	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Caretaker's accommodation code Nuisance code Sustainable design code Transport and parking code
Business activities		
<i>Food and drink outlet</i>	Code assessment if not involving a <i>drive-through facility</i> or a <i>high volume convenience restaurant</i> .	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code The planning scheme Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Code assessment if for the fuelling of marine craft.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code The planning scheme Service station code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Marine industry</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
<i>Medium industry impact</i>	Accepted development if:- (a) in an existing building; and (b) involving seafood processing.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) involving seafood processing.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Community activity group		
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Emergency services</i>	Code assessment	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Port services</i>	Code assessment	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code <i>Prescribed other development codes</i>

WATERFRONT AND MARINE INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Telecommunications facility code Business uses and centre design code if involving studios or offices for broadcasting <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.13 Sport and recreation zone

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Sustainable design code • Transport and parking code
Short-term accommodation	Code assessment if:- (a) located on:- (i) <i>Council</i> owned or controlled land; or (ii) Lot 3 on RP41427 located at 325-367 David Low Way, Bli Bli; and (b) conducted in association with a sport and recreation use on the same <i>site</i> .	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Business activities		
Food and drink outlet	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with an open space or sport and recreation use on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if conducted:- (a) conducted by a not-for-profit organisation; (b) not on <i>Council</i> owned or controlled land; and (c) conducted in association with and subordinate to an outdoor sport and recreation use on the same <i>site</i> .	<ul style="list-style-type: none"> • Market code

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Market code • Safety and security code • Transport and parking code • Waste management code
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
Indoor sport and recreation	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
Major sport, recreation and entertainment facility	Code assessment if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Outdoor sport and recreation</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Sport and recreation zone code Applicable local plan code Sport and recreation uses code <i>Prescribed other development codes</i>
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.14 Open space zone

OPEN SPACE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Caretaker's accommodation code Nuisance code Sustainable design code Transport and parking code
Business activities		
Food and drink outlet	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with an open space use on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Outdoor sport and recreation	Code assessment if:- (a) located on <i>Council</i> owned or controlled land; (b) undertaken by or on behalf of the <i>Council</i> or a not-for profit community organisation; and (c) the <i>gross floor area</i> of any building associated with the use does not exceed 150m ² .	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Sport and recreation uses code <i>Prescribed other development codes</i>

OPEN SPACE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Environment facility	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.15 Environmental management and conservation zone

ENVIRONMENTAL MANAGEMENT AND CONSERVATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Environment facility</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> No requirements applicable
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.16 Community facilities zone

Note—the level of assessment for a material change of use may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan 2009-2031.

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facility zone annotations		
Any use	Accepted development if:- (a) annotated on a Community facilities zone; (b) located on <i>Council</i> owned or controlled land; and (c) not for a <i>renewable energy facility</i> or <i>utility installation (major utility)</i> ; OR (d) annotated on a Community facilities zone; and (e) in an existing building.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if:- (a) annotated on a Community facilities zone; and (b) not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code or the relevant use code <i>Prescribed other development codes</i>
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Rooming accommodation	Code assessment if conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Multi unit residential uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Short-term accommodation	Code assessment if conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Multi unit residential uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Business activities		
Food and drink outlet	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with a community use on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if associated with a <i>service station</i> on Lot 1 SP215755 at 227-237 Sippy Downs Drive,	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Sippy Downs.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development if:- (a) in an existing building; and (b) conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) conducted by a not-for-profit organisation; (b) not on <i>Council</i> owned or controlled land; and (c) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> .	<ul style="list-style-type: none"> Market code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Service station	Code assessment if located on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with a <i>community use</i> on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if	<ul style="list-style-type: none"> The planning scheme

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	not otherwise specified.	
Uses in the community activity use class (where not provided for by a Community facilities zone annotation)		
Child care centre	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Educational establishment	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Sport and recreation activities		
Club	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Accepted development if:- (a) in an existing building; (b) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and (c) involving any of the following:- (i) dance studio; (ii) health and fitness training; (iii) indoor sport; (iv) martial arts; or (v) performance arts.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if located on <i>Council</i> owned or controlled land and not otherwise	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Sport and recreation uses code <i>Prescribed other development codes</i>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	specified.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Accepted development if:- (a) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and (b) requiring no building work or only <i>minor building work</i> to accommodate the use.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Sport and recreation uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Environment facility	Accepted development if located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Parking station	Code assessment if conducted in association with a hospital on the same <i>site</i> .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.17 Emerging community zone

Note—development in the Emerging community zone is intended to be subject to a master plan. An approved plan of development may provide variations to the levels of assessment specified in this table.

EMERGING COMMUNITY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Palmview declared master planned area		
As specified in the table of assessment for the Structure Plan as varied by a variation approval. See Section 10.3 (Palmview Structure Plan)	As specified in the table of assessment for the Structure Plan as varied by a variation approval.	As specified in the Structure Plan as varied by a variation approval.
All other land included in Emerging community zone		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> Dwelling house code
Business activities		
Home based business	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Emerging community zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
Animal husbandry	Accepted development	<ul style="list-style-type: none"> Rural uses code
Cropping	Accepted development if not forestry for wood production.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if forestry for wood production.	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Code assessment	<ul style="list-style-type: none"> Emerging community zone code Applicable local plan code Rural uses code Transport and parking code

EMERGING COMMUNITY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.18 Limited development (landscape residential) zone

LIMITED DEVELOPMENT (LANDSCAPE RESIDENTIAL) ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> • Dwelling house code
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> • Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> • The planning scheme
Community activities		
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Table 5.5.19 Rural zone

RURAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
<i>Nature-based tourism</i>	Code assessment if for a camping ground or not more than 8 holiday cabins.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Short-term accommodation</i>	Code assessment if for a farm stay or not more than 8 holiday cabins.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if not otherwise specified.	<ul style="list-style-type: none"> Home based business code
<i>Market</i>	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development if for a prize home.	<ul style="list-style-type: none"> Sales office code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Code assessment if:- (a) for an art and craft centre; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Industry activities		
<i>Extractive industry</i>	Code assessment if located in Precinct RUR1 (Meridan Plains Extractive Resource Area).	<ul style="list-style-type: none"> Rural zone code Extractive industry code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Transport depot</i>	Accepted development if involving the storage of not more than 2 vehicles.	<ul style="list-style-type: none"> Rural industries code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

RURAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
Animal husbandry	Accepted development	<ul style="list-style-type: none"> Rural uses code
Aquaculture	Code assessment	<ul style="list-style-type: none"> Rural zone code Rural uses code
Cropping	Accepted development if not forestry for wood production. ¹	<ul style="list-style-type: none"> Rural uses code
Intensive animal industry	Code assessment if involving less than:- (a) 21 standard units of pigs; (b) 1,000 birds or poultry; (c) 50 standard units of cattle; or (d) 350 standard units of sheep.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Intensive horticulture	Code assessment	<ul style="list-style-type: none"> Rural zone code Rural uses code
Permanent plantation	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Roadside stall	Accepted development	<ul style="list-style-type: none"> Rural industries code
Rural industry	Accepted development if:- (a) having a total use area of not more than 400m ² ; (b) employing no more than 4 persons who are non-residents of the <i>site</i> ; and (c) no part of the use area is within:- (i) 200 metres of a <i>site</i> in the Rural residential zone; or (ii) 500 metres of a <i>site</i> in a <i>residential zone</i> .	<ul style="list-style-type: none"> Rural industries code Transport and parking code
	Code assessment if no part of the use area is within:- (a) 200 metres of a <i>site</i> in the Rural residential zone; or	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural industries code <i>Prescribed other development codes</i>

¹ Editor's note—the level of assessment for cropping where forestry for wood production in the Rural zone is prescribed in Section 3 of Schedule 6 of the Regulation.

RURAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) 500 metres of a site in a residential zone.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Rural workers accommodation	Code assessment if involving accommodation for no more than 20 persons.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Accepted development	<ul style="list-style-type: none"> Rural uses code
Winery	Code assessment	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural industries code Prescribed other development codes
Other activities		
Renewable energy facility	Code assessment if:- (a) for a solar farm; (b) involving a total solar panel footprint of not more than 500m ² ; and (c) the provision of a new substation or major electricity infrastructure is not required to accommodate feed in of electricity to the reticulated electricity infrastructure network.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Utility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.20 Rural residential zone

RURAL RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development	<ul style="list-style-type: none"> Sales office code
Community activities		
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Emergency services</i>	Code assessment	<ul style="list-style-type: none"> Rural residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
<i>Animal husbandry</i>	Accepted development if involving the grazing of livestock only.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Cropping	Accepted development if:- (a) not forestry for wood production; and (b) not involving the mechanical spraying of any pesticide or herbicide.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Roadside stall</i>	Accepted development	<ul style="list-style-type: none"> Rural industries code
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

RURAL RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.21 Specialised centre zone

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Business activities		
Adult store	Accepted development if:- (a) in an existing building; and (b) not located in an <i>adult store sensitive use area</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if:- (a) not in an existing building; (b) not located in an <i>adult store sensitive use area</i> ; and (c) having a minimum <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Car wash	Code assessment	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Food and drink outlet	Accepted development if:- (a) in an existing building; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Funeral parlour	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Garden centre	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Hardware and trade supplies	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Outdoor sales	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Service station	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Service station code Prescribed other development codes
Shop	Accepted development if:- (a) in an existing building; (b) having a minimum gross leasable floor area of 300m ² ; and (c) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; (b) having a minimum gross leasable floor area of 300m ² ; and (c) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if:- (a) each shop tenancy has a minimum gross leasable floor area of 300m ² ; and (b) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Showroom	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Low impact industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Industry uses code Prescribed other development codes

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		code
Research and technology industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Crematorium	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Place of worship	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Indoor sport and recreation	Accepted development if:- (a) in an existing building; and (b) not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Parking station	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Telecommunications facility code Business uses and centre design code if involving studios or offices for broadcasting <i>Prescribed other development codes</i>
Utility installation	Accepted development	<ul style="list-style-type: none"> No requirements

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	if for a <i>local utility</i> .	applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.22 Tourism zone

Note—development in the Tourism zone is intended to be subject to a master plan. An approved plan of development may provide variations to the category of development or category of assessment specified in this table.

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Nature-based tourism</i>	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Nature and rural based tourism code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<i>Resort complex</i>	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Multi-unit residential uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
Business activities		
<i>Tourist attraction</i>	Code assessment if in one of the following precincts: (a) Precinct TOU1 (Australia Zoo); (b) Precinct TOU2 (Aussie World); or (c) Precinct TOU3 (Big Pineapple).	<ul style="list-style-type: none"> • Tourism zone code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Community activities		
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Rural activities		
<i>Animal husbandry</i>	Accepted development if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> • Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
<i>Cropping</i>	Accepted development if:- (a) not forestry for wood production; and (b) the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> • Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
<i>Roadside stall</i>	Accepted development if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> • Rural industries code

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Wholesale nursery</i>	Code assessment if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Tourism zone code Rural uses code Applicable local plan code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

5.6 Categories of development and categories of assessment – reconfiguring a lot

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

Table 5.6.1 Reconfiguring a lot

RECONFIGURING A LOT		
Zone	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Low density residential zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code.</p>	<ul style="list-style-type: none"> The planning scheme
Rural residential zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Rural residential zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code.</p>	<ul style="list-style-type: none"> The planning scheme
Rural zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Rural zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code;</p> <p>other than where:-</p> <p>(iii) the reconfiguration involves the subdivision of a lot existing at the commencement of the planning scheme into two lots;</p> <p>(iv) the existing lot is severed by a road that was gazetted prior to March 2006; and</p> <p>(v) the resulting lot boundaries use the road as the boundary of division.</p>	<ul style="list-style-type: none"> The planning scheme
Emerging community zone	<p>Impact assessment if creating one or more additional lots in the Emerging community zone unless in accordance with:-</p> <p>(a) an approved plan of development that has not lapsed; or</p> <p>(b) another current development approval in place at commencement of the planning scheme.</p>	<ul style="list-style-type: none"> The planning scheme
Limited development (landscape residential) zone	<p>Impact assessment if creating one or more additional lots in the Limited development (landscape residential) zone.</p>	<ul style="list-style-type: none"> The planning scheme
All zones	<p>Code assessment if:-</p> <p>(a) involving the subdivision of an existing or</p>	<ul style="list-style-type: none"> Applicable local plan code Applicable zone code

RECONFIGURING A LOT		
Zone	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>approved building or structure that subdivides land and/or airspace; or</p> <p>(b) not otherwise specified in this table as being assessable development requiring impact assessment.</p>	<ul style="list-style-type: none"> Reconfiguring a lot code <i>Prescribed</i> <i>other</i> <i>development codes</i>

5.7 Categories of development and categories of assessment – building work

The following table identifies the category of development and category of assessment for building work regulated under the planning scheme.

Note—this table only applies to building work that does not involve a material change of use.

Table 5.7.1 Building work

BUILDING WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	Accepted development ² if involving <i>minor building work</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development ³ if the applicable use code identifies acceptable outcomes applicable to accepted development.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken Transport and parking code
	Code assessment if not otherwise specified above.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken The local plan code applicable to the <i>site</i> on which the building work is to be undertaken Transport and parking code

² Editor's note—building work that is accepted development under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

³ Editor's note—building work that is accepted development subject to requirements under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

5.8 Categories of development and categories of assessment – operational work

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

Table 5.8.1 Operational work

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Operational work – engineering work and/or landscape work		
Operational work involving engineering work and/or landscape work associated with a material change of use.	Accepted development if the associated change of use is exempt.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if the associated change of use is accepted development.	<ul style="list-style-type: none"> The code or codes applicable to the material change of use for which the operational work is to be undertaken.
	Code assessment if the associated change of use is assessable development.	<ul style="list-style-type: none"> Landscape code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work involving engineering work and/or landscape work associated with reconfiguring a lot.	Code assessment	<ul style="list-style-type: none"> Landscape code Reconfiguring a lot code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work involving engineering work not associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if associated with a dwelling house.	<ul style="list-style-type: none"> Dwelling house code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Landscape code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work –filling or excavation		
Operational work involving <i>filling</i> or <i>excavation</i> (other than the placement of topsoil) associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) involving cumulative <i>filling</i> or <i>excavation</i> of not more than 50m ³ of material; OR (b) in an identified drainage deficient area ⁴ ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; OR (d) on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ; and (e) the associated change of use is exempt.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if the associated change of use is self	<ul style="list-style-type: none"> The code or codes applicable to the material change of use

⁴ Editor's note—drainage deficient areas are identified on **Figure 8.2.7 (Drainage deficient areas)** of the Flood hazard overlay code.

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	assessable.	for which the operational work is to be undertaken.
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Stormwater management code Works, services and infrastructure code
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) <u>not</u> associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material; OR (b) in an identified drainage deficient area ⁵ ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; OR (d) on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ; OR (e) on a lot having an area greater than 5,000m ² ; (f) the lot is included in the Rural zone or Rural residential zone; and (g) cumulatively involving not more than 150m ³ of material.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Stormwater management code Works, services and infrastructure code
Operational work – placing an advertising device on premises		
Operational work involving placing an <i>advertising device</i> on premises.	Accepted development if:- (a) for a sign type described in the Advertising devices code other than one of the following:- (i) above awning sign; (ii) billboard identification sign; (iii) created roof sign; (iv) high-rise building sign; (v) projecting sign; (vi) pylon identification sign; (vii) roof top sign; (viii) sign written roof sign; (ix) three-dimensional sign; and (b) not a <i>third party advertising device</i> , except where:- (i) erected on <i>Council</i> owned or controlled land; and (ii) used for sport and recreation purposes.	<ul style="list-style-type: none"> Advertising devices code
	Code assessment if not otherwise self assessable or impact assessable.	<ul style="list-style-type: none"> Advertising devices code
	Impact assessment if a <i>third party advertising device</i> erected on land other than land:- (a) owned or controlled by the	<ul style="list-style-type: none"> The planning scheme

⁵ Editor's note—drainage deficient areas are identified on **Figure 8.2.7 (Drainage deficient areas)** of the Flood hazard overlay code.

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>Council</i> ; and (b) used for sport and recreation purposes.	
Operational work – vegetation clearing		
Operational work involving <i>vegetation clearing</i> .	Accepted development ⁶ if <i>exempt vegetation clearing</i> .	<ul style="list-style-type: none"> No requirements applicable
<i>Vegetation clearing</i> not otherwise specified.	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Vegetation management code
Operational work – not otherwise specified in this table		
Operational work not otherwise specified in this table.	Accepted development ⁷	<ul style="list-style-type: none"> No requirements applicable

⁶ Editor's note—*vegetation clearing* which is accepted development for the purposes of the planning scheme may be subject to assessment under State and/or Federal legislation.

⁷ Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development or accepted development subject to requirements in Schedule 10 of the Regulation.

5.9 Categories of development and categories of assessment – local plans

The following tables identify the circumstances in which a local plan changes the category of development and category of assessment for development and the applicable requirements for accepted development and assessment benchmarks for assessable development.

5.9.1 Blackall Range local plan

Table 5.9.1 Blackall Range local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.8 (Local centre zone)**. This table must be read in conjunction with **Table 5.5.8**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOCAL CENTRE ZONE		
Business activities		
Any use included in the <i>business activity group</i>	Impact assessment if:- (a) not in an existing building; and (b) having a <i>gross leasable floor area</i> exceeding 500m ² .	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
Any use included in the <i>industrial activity group</i>	Impact assessment if:- (a) not in an existing building; and (b) having a <i>gross leasable floor area</i> exceeding 500m ² .	<ul style="list-style-type: none"> The planning scheme

5.9.2 Caloundra local plan

Table 5.9.2 Caloundra local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-9 (OMRAH AVENUE)		
Residential activities		
Dwelling house	Accepted development if on a lot currently occupied by a dwelling house.	<ul style="list-style-type: none"> Dwelling house code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-10 (CALOUNDRA AERODROME)		
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
Food and drink outlet	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Business uses and centre design code Prescribed other development codes.
Office	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Business uses and centre design code Prescribed other development codes.
Low impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not associated with <i>air services</i> .	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i>
Medium impact industry	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not associated with <i>air services</i> .	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i>
Research and technology industry	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not associated with <i>air services</i> .	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i>
Service industry	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not associated with <i>air services</i> .	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i>
Community activities		
Community care centre	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational establishment	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
Club	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Other activities		
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Telecommunications facility code Prescribed other development codes

5.9.3 Caloundra West local plan

Table 5.9.3 Caloundra West local plan: operational work

Note—this table identifies variations to the category of development and category of assessment for operational work specified in **Table 5.8.1 (Operational work)**. This table must be read in conjunction with **Table 5.8.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
SPORT AND RECREATION ZONE – LOT 200 SP189338 (CORBOULD PARK RACECOURSE)		
Operational work – placing an advertising device on premises		
Placing an <i>advertising device</i> on premises	Code assessment if:- (a) a <i>third party advertising device</i> in the form of a billboard sign or pylon sign; (b) located on Lot 200 SP189338 (Corbould Park Racecourse); and (c) forming part of an integrated advertising strategy primarily aimed at promoting the program and providing directional guidance to the race course.	<ul style="list-style-type: none"> • Advertising devices • Caloundra West local plan code

5.9.4 Golden Beach/Pelican Waters local plan

Table 5.9.4.1 Golden Beach/Pelican Waters local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.17 (Emerging community zone)**. This table must be read in conjunction with **Table 5.5.17**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Residential activities		
Dual occupancy	Code assessment where on a <i>site</i> nominated as a <i>dual occupancy site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Dual occupancy code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment where on a <i>site</i> nominated as a <i>multiple dwelling site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Retirement facility	Code assessment where on a <i>site</i> nominated as a <i>retirement facility site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Retirement facility and residential care facility code <i>Prescribed other development codes</i>
Rooming accommodation	Code assessment where on a <i>site</i> nominated as a <i>rooming accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Short term accommodation	Code assessment where on a <i>site</i> nominated as a <i>short-term accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Shop	Code assessment if: - (a) for a <i>corner store</i> ; and (b) on a <i>site</i> nominated as a <i>shop (corner store) site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Business uses and centre design code <i>Prescribed other development codes</i>

Table 5.9.4.2 Golden Beach/Pelican Waters local plan: reconfiguring a lot

Note—this table identifies variations to the category of development and category of assessment for reconfiguring a lot specified in **Table 5.6.1 (Reconfiguring a lot)**. This table must be read in conjunction with **Table 5.6.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Reconfiguring a lot		
Reconfiguring a lot	Code assessment	<ul style="list-style-type: none"> • Golden Beach/Pelican Waters local plan code • Emerging community zone code • Reconfiguring a lot code • <i>Prescribed other development codes</i>

5.9.5 Kawana Waters local plan

Table 5.9.5 Kawana Waters local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.7 (District centre zone)**. This table must be read in conjunction with **Table 5.5.7**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
DISTRICT CENTRE ZONE - PRECINCT KAW LPP- 1 (SOUTH OF POINT CARTWRIGHT DRIVE) AND PRECINCT KAW LPP- 2 (NORTH OF POINT CARTWRIGHT DRIVE)		
Business activities		
<i>Theatre</i>	Impact assessment if for a cinema.	<ul style="list-style-type: none"> The planning scheme
DISTRICT CENTRE ZONE - PRECINCT KAW LPP-3 (NICKLIN WAY NORTH, MINYAMA)		
Residential activities		
<i>Community residence</i>	Impact assessment	<ul style="list-style-type: none"> Schedule 6, Part 2, Item 6, sections (b) – (e) of the Regulation The planning scheme
Business activities		
<i>Adult store</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Agricultural supplies store</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Bar</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Car wash</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Hardware and trade supplies</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Hotel</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Accepted development if for a pharmacy in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if for a pharmacy not in an existing building.	<ul style="list-style-type: none"> District centre zone code Kawana Waters local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Theatre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Veterinary services</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Service industry</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Place of worship</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Other activities		
<i>Parking station</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme

5.9.6 Landsborough local plan

Table 5.9.6 Landsborough local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.21 (Specialised centre zone)**. This table must be read in conjunction with **Table 5.5.21**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
SPECIALISED CENTRE ZONE		
Business activities		
<i>Food and drink outlet</i>	Impact assessment if incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • The planning scheme

5.9.7 Maroochy North Shore local plan

Table 5.9.7.1 Maroochy North Shore local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.1 (Low density residential zone)**, **Table 5.5.2 (Medium density residential zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.1**, **Table 5.5.2** and **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT MNS LPP - 1 (SUNSHINE COAST AIRPORT)		
Residential activities		
Short-term accommodation	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Food and drink outlet	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Office	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Service station	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Service station code Prescribed other development codes
Shop	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if:- (a) not exceeding 300m ² gross leasable floor area; and (b) not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
Low impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with air services; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code Prescribed other development codes
Medium impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with air services; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code Prescribed other development codes
Research and technology industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with air services; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code Prescribed other development codes
Service industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Accepted	<ul style="list-style-type: none"> Industry uses code Transport and parking

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>development if:- (a) not associated with <i>air services</i>; and (b) in an existing building.</p> <p>Code assessment if not otherwise specified</p>	<p>code</p> <ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed other development codes</i>
Warehouse	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Accepted development if:- (a) not associated with <i>air services</i>; and (b) in an existing building.</p>	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community care centre	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Educational establishment	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
Club	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Other activities		
Parking station	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Telecommunications facility code <i>Prescribed other development codes</i>
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Any use	Accepted	<ul style="list-style-type: none"> No requirements

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed "Urban Code – Toward Community", for the Town of Seaside.</p>	<p>applicable</p>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> • The planning scheme

Table 5.9.7.2 Maroochy North Shore local plan: building work

Note—this table identifies variations to the category of development and category of assessment for building work specified in **Table 5.7.1 (Building work)**. This table must be read in conjunction with **Table 5.7.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Building work	Accepted development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

Table 5.9.7.3 Maroochy North Shore local plan: operational work

Note—this table identifies variations to the category of development and category of assessment for operational work specified in **Table 5.8.1 (Operational work)**. This table must be read in conjunction with **Table 5.8.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Operational work – landscape work		
Operational work involving landscape work associated with a material change of use	Accepted development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Landscape code Maroochy North Shore local plan code
Operational work – engineering work		
Operational work involving engineering work associated with a material change of use	Accepted development if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> Dwelling house code AO7.1 and AO9 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Maroochy North Shore local plan code Stormwater management code Works, services and infrastructure code Transport and parking code (other than AO3.1 and AO3.2 of Table 9.4.8.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
Operational work involving engineering work	Accepted development if	<ul style="list-style-type: none"> Dwelling house code AO7.1 and AO9 of Table

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
not associated with a material change of use	associated with a <i>dwelling house</i> .	9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Maroochy North Shore local plan code • Stormwater management code • Works, services and infrastructure code • Transport and parking code (other than AO3.1 and AO3.2 of Table 9.4.8.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
Operational work – filling or excavation		
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) associated with a material change of use	Accepted development if involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> • Dwelling house code AO12 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Maroochy North Shore local plan code • Stormwater management code • Works, services and infrastructure code
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) not associated with a material change of use	Accepted development if involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> • Dwelling house code AO12 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Maroochy North Shore local plan code • Stormwater management code • Works, services and infrastructure code
Operational work – placing an advertising device on premises		
Operational work involving placing an <i>advertising device</i> on premises.	Accepted development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community” for the Town of Seaside.	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme

5.9.8 Maroochydore/Kuluin local plan

Table 5.9.8 Maroochydore/Kuluin local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.1 (Low density residential zone)**. This table must be read in conjunction with **Table 5.5.1**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAK LPP - 2 (WHARF STREET)		
Business activities		
<i>Office</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Maroochydore/Kuluin local plan code Business uses and centre design code <ul style="list-style-type: none"> <i>Prescribed other development codes</i>
LOW DENSITY RESIDENTIAL ZONE - PRECINCT MAK LPP - 3 (MAUD STREET/SUGAR ROAD)		
Business activities		
<i>Office</i>	Code assessment if in an existing building.	<ul style="list-style-type: none"> Low density residential zone code Maroochydore/Kuluin local plan code Business uses and centre design code <ul style="list-style-type: none"> Landscape code Nuisance code Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

5.9.9 Mooloolaba/Alexandra Headland local plan

Table 5.9.9 Mooloolaba/Alexandra Headland local plan: material change of use

Note – This table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 2 (MOOLOOLABA SPIT GOVERNMENT USES)		
Business activities		
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shop	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>

5.9.10 Nambour local plan

Table 5.9.10 Nambour local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.6 (Major centre zone)** and **Table 5.5.8 (Local centre zone)**. This table must be read in conjunction with **Table 5.5.6** and **Table 5.5.8**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
MAJOR CENTRE ZONE – PRECINCT NAM LPP - 3 (TOWN CENTRE FRAME)		
Business activities		
<i>Food and drink outlet</i>	Accepted development if:- (a) in an existing building; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Function facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Hotel</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Code assessment if occupying not more than 200m ² of <i>gross leasable floor area</i> .	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Business uses and centre design code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Theatre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Low impact industry</i>	Accepted development if:- (a) in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
<i>Major sport, recreation and entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOCAL CENTRE ZONE – PRECINCT NAM LPP-4 (NAMBOUR HEALTH HUB)		
Business activities		
<i>Agricultural supplies store</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Hardware and trade supplies</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Accepted development if:- (a) in an existing building; and (b) having a <i>gross leasable floor area</i> not exceeding 200m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) having a <i>gross leasable floor area</i> not exceeding 200m ² .	<ul style="list-style-type: none"> Local centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Code assessment if:- (a) having a <i>gross leasable floor area</i> not exceeding 1,000m ² ; and (b) any <i>shop</i> tenancy does not exceed a <i>gross leasable floor area</i> of 200m ² .	<ul style="list-style-type: none"> Local centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Veterinary services</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Low impact industry</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Hospital</i>	Code assessment	<ul style="list-style-type: none"> Local centre zone code Nambour local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Club</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Indoor sport and recreation</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme

5.9.11 Sippy Downs local plan

Table 5.9.11 Sippy Downs local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.6 (Major centre zone)**. This table must be read in conjunction with **Table 5.5.6**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
MAJOR CENTRE ZONE - PRECINCT SID LPP-1 (SIPPY DOWNS TOWN CENTRE AND SURROUNDS) - SUB-PRECINCT SID LPSP-1A (SIPPY DOWNS TOWN CENTRE CORE)		
Residential activities		
<i>Dual occupancy</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Dwelling unit</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Resort complex</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Bar</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Car wash</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Accepted development if:- (a) in an existing building; and (b) not involving a <i>drive-through facility</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not involving a <i>drive-through facility</i> ; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Funeral parlour</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Code assessment if:- (a) not exceeding a <i>gross leasable floor area</i> of 200m ² ; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Health care services</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> The planning scheme
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service station	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
Major sport, recreation and entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
Parking station	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
MAJOR CENTRE ZONE – PRECINCT SID LPP-1 (SIPPY DOWNS TOWN CENTRE AND SURROUNDS) - SUB - PRECINCT SID LPSP-1B (SIPPY DOWNS BUSINESS AND TECHNOLOGY SUB-PRECINCT)		
Residential activities		
Dual occupancy	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Resort complex	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Business activities		
Adult store	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Car wash	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Garden centre	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Service station	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Impact assessment if exceeding a <i>gross leasable floor area</i> of 100m ² .	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Impact assessment if:- (a) any retail/ catering uses exceed a total <i>gross leasable floor area</i> of 500m ² ; or (b) any <i>shop</i> tenancy exceeds 100m ² <i>gross leasable floor area</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Impact assessment if for a cinema.	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
Research and technology industry	Code assessment	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Industry uses code <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Code assessment if not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Sport and recreation uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Major sport, recreation and entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme

5.10 Categories of development and categories of assessment – overlays

The following table identifies where an overlay changes the category of development and category of assessment from that stated in a zone or local plan and the relevant requirements for accepted development and assessment benchmarks for assessable development.

Table 5.10.1 Overlays

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
Acid sulfate soils overlay		
Any development if:- (a) within Area 1 as identified on an Acid Sulfate Soils Overlay Map and involving:- (i) excavating or otherwise removing 100m ³ or more of soil or sediment; or (ii) filling of land with 500m ³ or more of material with an average depth of 0.5 metres or greater; or (b) within Area 2 as identified on an Acid Sulfate Soils Overlay Map and involving excavating or otherwise removing 100m ³ or more of soil or sediment at or below 5 metres AHD.	Code assessment if the development is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Acid sulfate soils overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Acid sulfate soils overlay code
Airport environs overlay – where within the outer limits of an obstacle limitation surface (operational airspace)		
Material change of use if:- (a) within the outer limits of an <i>obstacle limitation surface</i> as identified on an Airport Environs Overlay Map; and (b) involving one or more of the following:- (i) buildings, structures or works over 12 metres in height; (ii) <i>extractive industry</i> ; (iii) the emission of gaseous plumes, smoke, dust, ash or steam; or (iv) external lighting that includes:- (A) straight parallel lines 500 metres to 1,000 metres long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights.	Code assessment if the change of use is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Airport environs overlay code
	No change if not otherwise specified.	
Operational work if:- (a) within the outer limits of an <i>obstacle limitation surface</i> as identified on an Airport Environs Overlay Map; and (b) involving one or more of the following:- (i) the emission of gaseous plumes, smoke, dust, ash or steam; or (ii) external lighting not associated with a material change of use that includes:- (A) straight parallel lines 500 metres to 1,000 metres long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within specified airport runway separation distances		
Material change of use if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving:- (i) the disposal of putrescible waste within 13km of a runway; or	Code assessment if the change of use is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Airport environs overlay code
	No change if not	

⁸ Editor's note—to remove any doubt, development that is not identified as being subject to an overlay in this table does not require assessment against an overlay code and there is no change to the provisional level of assessment.

⁹ Editor's note—to remove any doubt, where there are no relevant acceptable outcomes for accepted development subject to requirements provided in the applicable overlay code, accepted development is not required to be assessed against the overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
(ii) any of the following uses within 8km of a runway:- (A) <i>animal keeping</i> involving a wildlife or bird sanctuary; (B) <i>aquaculture</i> ; (C) an industrial use involving food handling or processing, or an abattoir; (D) <i>intensive animal industry</i> ; or (iii) any the following activities within 6km of a runway:- (A) external lighting that includes straight parallel lines 500 metres to 1,000 metres long; or (B) external lighting that includes flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights; or (iv) <i>major sports, recreation and entertainment facilities</i> or <i>outdoor sport and recreation facilities</i> involving fair grounds, showgrounds, outdoor theatres or outdoor cinemas within 3km of a runway; or (v) <i>cropping</i> , where involving a turf farm or fruit tree farm within 3km of a runway; or (vi) the creation of a <i>constructed water body</i> within 3km of a runway.	otherwise specified.	
Reconfiguring a lot if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving any of the following activities:- (i) the construction of a new road within 6km of a runway; or (ii) the creation of a <i>constructed water body</i> within 3km of a runway.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Operational work if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving the creation of a <i>constructed water body</i> within 3km of a runway.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within aviation facility sensitive area		
Material change of use if:- (a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and (b) involving the construction of temporary or permanent buildings or structures.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Operational work if:- (a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and (b) involving the construction of temporary or permanent buildings or structures.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within ANEF contours		
Material change of use, if:- (a) involving any of the following uses within the 20 ANEF contour as identified on an Airport Environs Overlay Map:- (i) a use in the <i>residential activity group</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> ; (ii) a use in the <i>community activity group</i> , other than <i>emergency services</i> ; (iii) a use in the <i>sport and recreation activity group</i> ; (iv) a use in the <i>business activity group</i> being <i>function facility, market, shopping centre</i> or <i>tourist attraction</i> ; or (b) involving a use in the <i>business activity group</i> not mentioned in (a)(iv), other than a <i>sales office</i> , and located within the 25 ANEF contour as identified on an Airport Environs Overlay Map; or	Code assessment if the change of use is provisionally made accepted development by another table of assessment. No change if not otherwise specified.	<ul style="list-style-type: none"> Airport environs overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
(c) involving a use in the <i>industrial activity group</i> located within the 30 ANEF contour as identified on an Airport Environs Overlay Map, being:- (i) <i>low impact industry</i> ; (ii) <i>research and technology industry</i> ; or (iii) <i>service industry</i> .		
Reconfiguring a lot if creating additional lots within an <i>ANEF</i> contour as identified on an Airport Environs Overlay Map.	No change	• Airport environs overlay code
Airport environs overlay – where within a public safety area		
Material change of use other than in an existing building, if:- (a) within the <i>public safety area</i> as identified on an Airport Environs Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; or (v) a use in the sport and recreation activity group.	Code assessment if the change of use is provisionally made accepted development by another table of assessment. No change if not otherwise specified.	• Airport environs overlay code
Reconfiguring a lot if creating additional lots within the <i>public safety area</i> as identified on an Airport Environs Overlay Map.	No change	• Airport environs overlay code
Biodiversity, waterways and wetlands overlay		
Material change of use , other than in an existing building, if:- (a) on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map; and (b) not for an <i>extractive industry</i> within Precinct RUR 1 (Meridan Plains Extractive Resource Area).	Code assessment if for one of the following uses and provisionally made accepted development by another table of assessment:- (a) dual occupancy; (b) low impact industry; (c) rural industry; (d) service industry; (e) transport depot; or (f) warehouse. No change if not otherwise specified above.	• Biodiversity, waterways and wetlands overlay code
Reconfiguring a lot if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	No change	• Biodiversity, waterways and wetlands overlay code
Operational work if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	Code assessment if:- (a) involving <i>filling or excavation</i> ; and (b) provisionally made exempt by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (c) where on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> . No change if not otherwise specified above.	• Biodiversity, waterways and wetlands overlay code
Building work not associated with a material change of	No change	• Biodiversity,

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
use, other than <i>minor building work</i> , if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.		waterways and wetlands overlay code
Bushfire hazard overlay		
Material change of use , other than in an existing building, if:- (a) within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> , except for <i>extractive industry</i> ; (iv) a use in the <i>community activity group</i> ; or (v) a use in the <i>sport and recreation activity group</i> .	No change	• Bushfire hazard overlay code
Reconfiguring a lot where creating additional lots within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map.	No change	• Bushfire hazard overlay code
Building work not associated with a material change of use, other than <i>minor building work</i> , if within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map.	No change	• Bushfire hazard overlay code
Coastal protection overlay – where within a coastal protection area		
Material change of use if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving the following:- (i) the construction of a new building or structure; or (ii) an increase in the <i>gross floor area</i> of an existing building or structure.	No change	• Coastal protection overlay code
Reconfiguring a lot if within a coastal protection area as identified on a Coastal Protection Overlay Map.	No change	• Coastal protection overlay code
Operational work if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving tidal work or other work as identified in Schedule 3, Part 1, Table 4, Item 5 of the Regulation.	No change	• Coastal protection overlay code
Building work if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving the following:- (i) a <i>dwelling house</i> ; or (ii) the construction of a new building or structure; or (iii) an increase in the <i>gross floor area</i> of an existing building or structure; except where the following:- (c) an acceptable temporary, relocatable or expendable structure for safety and recreational purposes ¹⁰ ; or (d) an extension to an existing building or structure that is landward of the seaward alignment of the existing building or structure.	No change	• Coastal protection overlay code
Extractive resources overlay – if within a resource/processing area		
Material change of use , other than in an existing building, if:- (a) within a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a <i>dwelling house</i> ;	No change	• Extractive resources overlay code

¹⁰ Note—acceptable temporary, relocatable or expendable structures for safety of recreational purposes include:-

- picnic tables, barbecues, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and
- specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
(ii) a use in the <i>business activity group</i> , other than a <i>home based business</i> ; (iii) a use in the <i>industrial activity group</i> , other than an <i>extractive industry</i> ; (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i> ; or (vii) a use in the <i>other activity group</i> .		
Reconfiguring a lot if within a <i>resource/processing area</i> as identified on an Extractive Resource Areas Overlay Map.	No change	• Extractive resources overlay code
Extractive resources overlay – if within a separation area for a resource/processing area		
Material change of use , other than in an existing building, if:- (a) within a <i>separation area</i> for a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map; and (b) involving any the following:- (i) a use in the <i>residential activity group</i> , other than a caretaker's residence associated with an <i>extractive industry</i> or a <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> , other than a <i>home based business</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i> ; or (vii) a use in the <i>other activity group</i> other than a landfill or refuse transfer station (<i>utility installation</i>).	No change	• Extractive resources overlay code
Reconfiguring a lot if within a <i>separation area</i> for a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map.	No change	• Extractive resources overlay code
Extractive resources overlay – if within a transport route separation area		
Material change of use , other than in an existing building, if:- (a) within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map; and (b) involving a <i>sensitive land use</i> .	No change	• Extractive resources overlay code
Reconfiguring a lot if within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map.	No change	• Extractive resources overlay code
Operational work if:- (a) within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map; and (b) associated with the creation of, or upgrade to, a vehicular access point to the <i>transport route</i> .	No change	• Extractive resources overlay code
Flood hazard overlay¹¹		
Material change of use , other than in an existing building, if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	Code assessment if for one of the following uses and provisionally made accepted development by another table of assessment:- (a) <i>low impact industry</i> ; (b) <i>rural industry</i> ; (c) <i>service industry</i> ; (d) <i>transport depot</i> ; or (e) <i>warehouse</i> .	• Flood hazard overlay code
	No change if not otherwise specified	• Flood hazard overlay code

¹¹ Note—the flood hazard overlay identifies areas where flood and storm tide modelling has been undertaken by the Council. Other areas not identified by the flood hazard overlay may also be subject to the *defined flood event (DFE)* or *defined storm tide event (DSTE)*. Development occurring in such areas will also be assessable against the Flood hazard overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
	above.	
Reconfiguring a lot if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	<ul style="list-style-type: none"> Flood hazard overlay code
Operational work if:- (a) within a flood and inundation area as identified on a Flood Hazard Overlay Map; and (b) involving:- (i) any physical alteration to a <i>waterway</i> or floodway, including <i>vegetation clearing</i> ; or (ii) filling cumulatively exceeding 50m ³ .	Code assessment if:- (a) involving <i>filling</i> or <i>excavation</i> ; and (b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (c) where on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> Flood hazard overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Flood hazard overlay code
Building work not associated with a material change of use, other than <i>minor building work</i> , if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	<ul style="list-style-type: none"> Flood hazard overlay code
Height of buildings and structures overlay		
Material change of use if:- (a) exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map; and (b) for a use or purpose other than:- (i) erecting a structure for a telecommunications tower in the:- (A) Rural zone; (B) Principal centre zone; (C) Major centre zone; (D) District centre zone (E) Specialised centre zone; (F) Low impact industry zone; (G) Medium impact industry zone; (H) High impact industry zone; (ii) erecting a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone; or (iii) erecting a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone; (iv) erecting a structure for an <i>extractive industry</i> or <i>rural industry</i> in the Rural zone; or (v) erecting a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU2 (Aussie World).	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Material change of use if:- (a) not exceeding the maximum height specified on the applicable Height of Buildings and Structures Overlay Map; and (b) for a use other than a <i>dual occupancy</i> or <i>dwelling house</i> .	No change	<ul style="list-style-type: none"> Height of buildings and structures overlay code
Building work not associated with a material change of use if exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures	Impact assessment	<ul style="list-style-type: none"> The planning scheme

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
Overlay Map.		
Heritage and character areas overlay – where involving or adjoining a heritage place		
Material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the change of use:- (a) will not involve the demolition, relocation or removal of a heritage place; and (b) is provisionally made accepted development by a table of assessment for material change of use.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> The planning scheme
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Reconfiguring a lot if:- (a) involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map; or (b) on a lot or premises adjoining a <i>State heritage place</i> or <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Building work not associated with a material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the building work does not involve the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Impact assessment if the building work involves the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> The planning scheme
Operational work involving filling or excavation exceeding 50m³ if on a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Operational work involving placing an advertising device on premises if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the operational work is provisionally made accepted development by the applicable table of assessment for operational work.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Operational work involving vegetation clearing if on a <i>local heritage place</i> or a <i>State heritage place</i> identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Heritage and character areas overlay – where within a neighbourhood character area		
Material change of use if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the change of use:- (a) will not involve the demolition, relocation or removal of a <i>character building</i> ; and	<ul style="list-style-type: none"> Heritage and character areas overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
	(b) is provisionally made accepted development by the applicable table of assessment for material change of use.	
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal of a <i>character building</i> .	<ul style="list-style-type: none"> The planning scheme
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Reconfiguring a lot if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Building work not associated with a material change of use if:- (a) within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map; and (b) involving any of the following external building work to a <i>character building</i> :- (i) extensions forward of the existing front building alignment; (ii) extensions not forward of the existing front building alignment having a <i>gross floor area</i> exceeding 10m ² ; (iii) enclosing a front verandah; (iv) a change of external building material or cladding to the front or side elevation; or (v) a change of window placement or window design in the front facade.	Code assessment	<ul style="list-style-type: none"> Heritage and character areas overlay code
Building work not associated with a material change of use if:- (a) within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map; and (b) involving the demolition, relocation or removal of a <i>character building</i> .	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Operational work involving filling or excavation exceeding 50m³ if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Operational work involving placing an advertising device on premises if within a character area as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the operational work is provisionally made accepted development by the applicable table of assessment for operational work.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Landslide hazard and steep land overlay		
Material change of use other than in an existing building if:- (a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and (b) for a use other than animal husbandry or cropping.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Reconfiguring a lot if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
		code
<p>Operational work associated with material change of use or reconfiguring a lot if:-</p> <p>(a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and</p> <p>(b) involving:-</p> <p>(i) earthworks exceeding 50m³ (other than the placement of topsoil);</p> <p>(ii) <i>vegetation clearing</i>; or</p> <p>(iii) redirecting the existing flow of surface or ground water.</p>	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
<p>Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if :-</p> <p>(a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and</p> <p>(b) involving:-</p> <p>(i) earthworks exceeding 50m³ (other than the placement of topsoil); or</p> <p>(ii) redirecting the existing flow of surface or ground water.</p>	<p>Code assessment if:-</p> <p>(a) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work);</p> <p>other than:-</p> <p>(b) where on <i>Council</i> owned or controlled land; and</p> <p>(c) undertaken by or on behalf of the <i>Council</i>.</p>	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
<p>Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.</p>	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
<p>Building work not associated with a material change of use, other than <i>minor building work</i>, if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.</p>	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Regional infrastructure overlay – where within the gas pipeline corridor and buffer or water supply pipeline and buffer		
<p>Material change of use, other than in an existing building, if:-</p> <p>(a) within the gas pipeline corridor and buffer or water supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) involving any of the following:-</p> <p>(i) a use in the <i>residential activity group</i>, other than a <i>dual occupancy</i> or <i>dwelling house</i>;</p> <p>(ii) a use in the <i>business activity group</i>;</p> <p>(iii) a use in the <i>industrial activity group</i>;</p> <p>(iv) a use in the <i>community activity group</i>;</p> <p>(v) a use in the <i>sport and recreation activity group</i>;</p> <p>(vi) a use in the <i>rural activity group</i>, other than <i>animal husbandry, cropping</i> or <i>roadside stall</i>; or</p> <p>(vii) a use in the <i>other activity group</i>.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Reconfiguring a lot if:-</p> <p>(a) within the gas pipeline corridor and buffer or water supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) increasing the number of lots.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Operational work associated with reconfiguring a lot if within the gas pipeline corridor and buffer or water supply</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development⁹
pipeline and buffer as identified on a Regional Infrastructure Overlay Map.		
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if within the gas pipeline corridor and buffer or water supply pipeline buffer as identified on a Regional Infrastructure Overlay Map.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the high voltage electricity transmission line and buffer		
Material change of use , other than in an existing building, if:- (a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> , other than <i>animal husbandry, cropping</i> or <i>roadside stall</i> ; or (vii) a use in the <i>other activity group</i> , other than <i>major electricity infrastructure</i> .	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Reconfiguring a lot if:- (a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of lots.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Operational work associated with reconfiguring a lot if within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if:- (a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving:- (i) excavating 100m ³ or more of material; or (ii) filling land with 500m ³ or more of material with an average depth of 0.5 metres or greater.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the sewage treatment plant and buffer		
Material change of use , other than in an existing building, if:- (a) within the wastewater treatment plant and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>community activity group</i> , except for <i>cemetery</i> ; or (iv) a use in the <i>sport and recreation activity group</i> .	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Reconfiguring a lot if:- (a) within the wastewater treatment plant and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of residential lots.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer		
Material change of use if:- (a) within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving a <i>sensitive land use</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> .		
Reconfiguring a lot if:- (a) within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of <i>sensitive land use</i> development lots.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Scenic amenity overlay		
Material change of use , other than in an existing building, if:- (a) in an area subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and (b) involving any use, other than <i>animal husbandry</i> , <i>cropping</i> , <i>dual occupancy</i> , <i>dwelling house</i> , <i>roadside stall</i> and <i>wholesale nursery</i> .	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Reconfiguring a lot if on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Operational work involving filling or excavation if:- (a) on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and (b) involving earthworks exceeding 100m ³ .	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Operational work involving placing an advertising device on premises if on land subject to the Scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if on land subject to the Scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Water resource catchments overlay		
Material change of use if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; (b) involving any use other than <i>dual occupancy</i> or <i>dwelling house</i> ; and (c) involving any of the following:- (i) the establishment, expansion or upgrading of an on-site wastewater treatment system; or (ii) an increase in the number of people living or working on the <i>site</i> .	No change	<ul style="list-style-type: none"> Water resource catchments overlay code
Reconfiguring a lot if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and (b) increasing the number of lots.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and (b) involving the following:- (i) excavating 100m ³ or more of material; or (ii) filling land with 500m ³ or more of material with an average depth of 0.5 metres or greater.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code
Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code