

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) development that is prohibited, exempt or requires self, compliance, code or impact assessment.
- (2) the level of assessment for development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) a local plan and, where used, a precinct of a local plan;
 - (c) an overlay where used.

Editor's note—Local plans are not used in this planning scheme.

- (3) the assessment criteria for development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column);
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment criteria' column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in [Table 5.10.1](#)); or
 - (ii) whether the assessment criteria as shown on the overlay map (noted in the 'assessment criteria' column) applies;
 - (d) any other applicable code(s) (shown in the 'assessment criteria' column).
- (4) any variation to the level of assessment (shown as an 'if' in the 'level 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 in Schedule 1 of the [Act](#), a state planning regulatory provision or in the standard planning scheme provisions.

Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in [Schedule 1](#);
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in [Schedule 2](#);
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in [Schedule 2](#);

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- (c) if an overlay applies to the premises, by reference to the overlay map in [Schedule 2](#);
- (3) determine if the development has a prescribed level of assessment, by reference to the tables in [section 5.4 Prescribed levels of assessment](#);
- (4) if the development is not listed in the tables in [section 5.4 Prescribed levels of assessment](#), determine the initial level of assessment by reference to the tables in:
 - [section 5.5 Levels of assessment—Material change of use](#),
 - [section 5.6 Levels of assessment—Reconfiguring a lot](#),
 - [section 5.7 Levels of assessment—Building work](#),
 - [section 5.8 Levels of assessment—Operational work](#);
- (5) a precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections [5.5](#), [5.6](#), [5.7](#) and [5.8](#);
- (6) if a local plan applies refer to the table(s) in [section 5.9 Levels of assessment—Local plans](#), to determine if the local plan changes the level of assessment for the zone;

Editor's note—Local plans are not used in this planning scheme.

- (7) if a precinct of a local plan changes the level of assessment this is to be shown in the 'level of assessment' column of the table(s) in [section 5.9](#);
- (8) if an overlay applies refer to [section 5.10 Levels of assessment—Overlays](#), to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

- (1) A material change of use is impact assessable:
 - (a) unless the table of assessment states otherwise;
 - (b) if a use is not listed or defined;
 - (c) unless otherwise prescribed within the [Act](#) or the [Regulation](#).
- (2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed within the [Act](#) or the [Regulation](#).
- (3) Building work and operational work are exempt development, unless the tables of assessment state otherwise or unless otherwise prescribed within the [Act](#) or the [Regulation](#).
- (4) Where development is proposed on premises included in more than one zone, local plan or overlay, the level of assessment is the highest level 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 level of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 4, Table 2, item 2 of the [Regulation](#), an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.
- (7) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows:
 - (a) self-assessable prevails over exempt;
 - (b) compliance assessment prevails over self-assessable;
 - (c) code assessable prevails over self-assessable and exempt;
 - (d) impact assessable prevails over code, self-assessable and exempt.

Note—Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

- (8) Despite sub-subsection 5.3.2(4) and (7) above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.
- (9) Provisions of [Part 10](#) may override any of the above.

- (10) State prescribed levels of assessment identified in Part 5, [section 5.4](#), override all other levels of assessment for that development, with the exception of the [Act](#) or the [Regulation](#).
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the [Act](#), a development application cannot be made.

Note—Development is only to be taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the [Act](#), a state planning regulatory provision or in [section 5.4](#) of the standard planning scheme provisions.

5.3.3 Determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for each level of assessment.
- (2) Self-assessable development:
 - (a) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column;
 - (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s);
 - (c) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) Development requiring compliance assessment:
 - (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column;
 - (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
- (4) Code assessable development:
 - (a) is to be assessed against all the applicable codes identified in the assessment criteria column;
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(c), should:
 - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(c);
 - (ii) comply with all self-assessable acceptable outcomes identified in sub-section 5.3.3(2)(a), other than those mentioned in sub-section 5.3.3(2)(c);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code;
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to have regard to the purposes of any instrument containing an applicable code.

Note—In relation to section 5.3.3(4)(d) above, and in regard to section 313(3)(d) of the [Act](#), the strategic framework is considered to be the purpose of the instrument containing an applicable code.

- (5) Impact assessable development:
 - (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant);
 - (b) is to be assessed against the planning scheme, to the extent relevant.

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

5.4 Prescribed levels of assessment

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

Table 5.4.1 Prescribed levels of assessment material change of use

Use	Level of assessment	Assessment criteria
Community residence	Self-assessment	
	If in a residential zone or residential zone category or a Rural residential zone	9.2.1 Community residence code
Cropping (where involving forestry for wood production)	Self-assessment	
	If in a Rural zone	9.2.2 Forestry for wood production code

Editor's note—Please refer to Part 9 for further detail on the [Community residence code](#) and [Forestry for wood production code](#).

Table 5.4.2 - Prescribed levels of assessment: Reconfiguring a lot - Compliance assessment

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under Schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.3 - Prescribed levels of assessment: Building work

Table not used.

Table 5.4.4 - Prescribed levels of assessment: Operational work - Compliance assessment

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment	
	Operational work associated with reconfiguring a lot requiring compliance assessment under Schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.5 - Prescribed levels of assessment: Overlays

Table not used.

5.5 Levels of assessment - Material change of use

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

Table 5.5.1 - Low density residential zone

Use	Level of assessment	Assessment criteria
Dwelling house Dwelling unit Editor's note —This level of assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.10.1 . Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Dual occupancy Editor's note —This level of assessment may be altered by the Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.10.1 .	Exempt	
	If not in the Stables precinct	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
Caretaker's accommodation	Self-assessment	
	If located in the Stables precinct and associated with a stables use on the same site.	Low density residential zone code Self-assessable works requirement code
	Code-assessment	
	If: (a) not self-assessable; and (b) in the Stables precinct.	Low density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Sales office	Self-assessment	
		Low density residential zone code

<p>Animal keeping</p> <p>Editor's note—Council's local laws also establish requirements regarding the keeping of animals.</p>	Self-assessment	
	If a stable and in the Stables precinct	Low density residential zone code
<p>Home based business</p>	Self-assessment	
	<p>If:</p> <p>(a) the gross floor area does not exceed 60m²; and</p> <p>(b) the use is contained within an existing domestic outbuilding or dwelling.</p>	Low density residential zone code
<p>Emergency services</p>	Code assessment	
		Low density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>	The planning scheme	

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.2 - Medium density residential zone

Use	Level of assessment	Assessment criteria
Dual occupancy Dwelling house Dwelling unit Editor's note —This level of assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.10.1 . Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt If provided by a public sector entity	
Telecommunications facility	Exempt If aerial cabling for broadband purposes	
Sales office	Self-assessment	Medium density residential zone code
Home based business	Self-assessment If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Medium density residential zone code
Community use Food and drink outlet	Code assessment If: (a) in the Picnic Bay precinct, Nelly Bay tourist precinct, North Ward villages precinct, Hyde Park medium density precinct, The Strand precinct or the Aitkenvale village precinct; and (b) the use is located on the ground floor.	Medium density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code

	Code assessment	
	<p>If:</p> <p>(a) in the Picnic Bay precinct, Nelly Bay tourist precinct, North Ward villages precinct, Hyde Park medium density precinct or the Aitkenvale village precinct;</p> <p>(b) the gross floor area does not exceed 250m²;</p> <p>(c) the use is located on the ground floor; and</p> <p>(d) fronting Gregory Street where in the North Ward villages precinct.</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	<p>Medium density residential zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
<p>Health care services</p> <p>Office</p> <p>Service industry</p> <p>Shop</p>	Code assessment	
	<p>Multiple dwelling</p> <p>Residential care facility</p> <p>Retirement facility</p> <p>Rooming accommodation</p> <p>Short-term accommodation</p> <p>If building height does not exceed the number of storeys applicable in Table 5.5.3</p>	<p>Medium density residential zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
<p>Community care centre</p> <p>Emergency services</p>	Code assessment	
		<p>Medium density residential zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Thuringowa South precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Thuringowa South precinct	5 storeys where on a site fronting Riverway Drive 3 storeys otherwise

Thuringowa East precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Thuringowa East precinct	3 storeys where on a site fronting Jenkins Street or Garner Road 5 storeys otherwise

Rossiter Park precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Rossiter Park precinct	6 storeys

Aitkenvale medium density precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Aitkenvale medium density precinct	5 storeys

Aitkenvale village precinct

Table 5.5.3-Code assessable building height thresholds for Medium density residential zone

Location	Number of storeys
Aitkenvale village precinct	5 storeys

Hyde Park medium density precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Hyde Park medium density precinct	5 storeys

Kings Road medium density precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Kings Road medium density precinct	5 storeys

The Strand precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
The Strand precinct	5 storeys

North Ward Gateway precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
North Ward gateway precinct	8 storeys

North Ward villages precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone(Part)

Location	Number of storeys
North Ward villages precinct	8 storeys

North Ward medium density precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
North Ward medium density precinct	5 storeys

Magnetic Island medium density precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Magnetic Island medium density precinct	2 storeys

Picnic Bay precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Picnic Bay precinct	2 storeys

Nelly Bay tourist precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Nelly Bay tourist precinct	4 storeys

Wills Street precinct

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Wills Street precinct	4 storeys

Where not in a precinct or in a precinct not listed above

Table 5.5.3-Code assessable building height thresholds for the Medium density residential zone (Part)

Location	Number of storeys
Where not in a precinct or in a precinct not listed in Table 5.5.3	3 storeys

Table 5.5.4 - High density residential zone

Use	Level of assessment	Assessment criteria
Dual occupancy Dwelling house Dwelling unit Editor's note —This level of assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.10.1 . Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
Telecommunications facility	If provided by a public sector entity	
Sales office	Self-assessment	
Home based business	If aerial cabling for broadband purposes	High density residential zone code
Educational establishment	Self-assessment	
	If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	High density residential zone code
	If: (a) in the Flinders Street West precinct; (b) within an existing building; and (c) not involving more than minor building work.	High density residential zone code Self-assessable works requirements code
	Code assessment	

	Otherwise	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Code assessment	
Child care centre Community use Health care services Office Service industry Shop	<p>If:</p> <p>(a) the gross floor area does not exceed 250m²; and</p> <p>(b) the use is located on the ground floor.</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Code assessment	
Bar Food and drink outlet (where not involving a drive through facility)	If the use is located on the ground or the first floor levels	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Code assessment	
Multiple dwelling Residential care facility Resort complex Retirement facility Rooming accommodation Short-term accommodation	If building height does not exceed 12 storeys	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Code assessment	
Community care centre Emergency services Function facility Market		High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.5 - Rural residential zone

Use	Level of assessment	Assessment criteria
Dwelling house Editor's note —This level of assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.10.1 . Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
Cropping	Exempt	
	If the area of cropping does not exceed 100m ²	
	Code assessment	
	Otherwise	Rural residential zone code
Roadside stall Sales office	Self-assessment	
		Rural residential zone code
Home based business	Self-assessment	
	If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Rural residential zone code
Animal keeping Editor's note —Council's local laws also establish requirements regarding the keeping of animals.	Self-assessment	
	If not a cattery or kennel	Rural residential zone code
Emergency services	Code assessment	
		Rural residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		

Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.	The planning scheme
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Table 5.5.6 - Character residential zone

Use	Level of assessment	Assessment criteria
<p>Editor's note—Building in the Character residential zone may be made assessable under the table of assessment for building work. Refer to Table 5.7.1.</p> <p>Dual occupancy Dwelling house</p> <p>Editor's note—This level of assessment may also be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.10.1.</p> <p>Landing</p> <p>Editor's note—Landings are separately regulated under the Prescribed Tidal Works Code.</p> <p>Park</p>	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt If provided by a public sector entity	
Telecommunications facility	Exempt If aerial cabling for broadband purposes	
Home based business	Self-assessment If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Character residential zone code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.7 - Neighbourhood centre zone

Use	Level of assessment	Assessment criteria
Home based business Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
Caretaker's accommodation Child care centre Community care centre Community use Dwelling unit Emergency services	Self-assessment	
	If in an existing building and not involving more than minor building work	Neighbourhood centre zone code Self-assessable works requirements code
	Code assessment	
Otherwise	Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Food and drink outlet (where not involving a drive through facility) Health care services Office Sales office Service industry Shop Shopping centre Veterinary services	Self-assessment	
	If in an existing building and not involving more than minor building work	Neighbourhood centre zone code Self-assessable works requirements code
	Code assessment	
If: (a) not self-assessable; and (b) the gross floor area does not exceed 500m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	

Club Educational establishment Indoor sport and recreation	Code assessment	
	<p>If the gross floor area does not exceed 500m²</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Neighbourhood centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Community residence Market Multiple dwelling Rooming accommodation Short-term accommodation	Code assessment	
		<p>Neighbourhood centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use</p>		<p>The planning scheme</p>

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Table 5.5.8 - Local centre zone

Use	Level of assessment	Assessment criteria
Home based business Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
Caretaker's accommodation Child care centre Community care centre Community residence Community use Dwelling unit Emergency services Multiple dwelling Place of worship Rooming accommodation Sales office Short-term accommodation	Self-assessment	
	If in an existing building and not involving more than minor building work	Local centre zone code Self-assessable works requirements code
	Code assessment	
Adult store Editor's note —The state planning regulatory provisions (Adult store) establish requirements regarding separation distances in relation to sensitive uses. Food and drink outlet (where not involving a drive through facility) Health care services Office Market Shop Shopping centre Service industry Veterinary services	Self-assessment	
	If in an existing building and not involving more than minor building work	Local centre zone code Self-assessable works requirements code
	Code assessment If: (a) not self-assessable; and (b) the gross floor area does not exceed 1000m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Self-assessment	
	If in an existing building and not involving more than minor building work	Local centre zone code Self-assessable works requirements code
	Code assessment	

<p>Club Educational establishment Indoor sport and recreation</p>	<p>If: (a) not self-assessable; and (b) gross floor area does not exceed 500m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Bar Function facility Hotel</p>	<p>Code assessment</p> <p>If in the North Ward local centre precinct</p>	<p>Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Impact assessment</p>		
<p>Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.</p>	<p>The planning scheme</p>	

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.9 - District centre zone

Use	Level of assessment	Assessment criteria
Home based business Landing Editor's note—Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	District centre zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Car wash Caretaker's accommodation Child care centre Community care centre Community residence Community use Club Dwelling unit Educational establishment Emergency services Health care services Hotel Function facility Funeral parlour Indoor sport and recreation Market Multiple dwelling Place of worship Retirement facility Rooming accommodation Sales office Service station Short-term accommodation Veterinary services	Self-assessment	
	If in an existing building and not involving more than minor building work	District centre zone code Self-assessable works requirements code
	Code assessment	
Adult store Editor's note—The State Planning	Self-assessment	
	If in an existing building and not involving more than minor building work	District centre zone code Self-assessable works requirements code

Regulatory Provisions (Adult stores) establish requirements regarding separation distances in relation to sensitive uses. Food and drink outlet Office Shop Shopping centre Service industry	Code assessment	
	<p>If:</p> <p>(a) not self-assessable; and</p> <p>(b) the gross floor area does not exceed 4,200m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>District centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Garden centre Hardware and trade supplies Showroom	Self-assessment	
	If in an existing building and not involving more than minor building work	<p>District centre zone code</p> <p>Self-assessable works requirements code</p>
	Code assessment	
Parking station	If not self-assessable and:	
	<p>(a) in the Idalia district centre precinct; or</p> <p>(b) not in the Idalia district centre precinct and the gross floor area does not exceed 3,500m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>District centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Code assessment		
		<p>District centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.10 - Major centre zone

Use	Level of assessment	Assessment criteria
Home based business Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Major centre zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Car wash	Self-assessment	
	If in an existing building and not involving more than minor building work	Major centre zone code Self-assessable works requirements code
	Code assessment	

<p>Caretaker's accommodation Child care centre Community care centre Community residence Community use Club Dwelling unit Educational establishment Emergency services Health care services Hotel Function facility Indoor sport and recreation Market Multiple dwelling Place of worship Retirement facility Rooming accommodation Sales office Service station Short-term accommodation Theatre Veterinary services</p>	<p>Otherwise</p>	<p>Major centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Adult store Editor's note—the State Planning Regulatory Provisions (Adult stores) establish requirements regarding separation distances in relation to sensitive uses. Food and drink outlet Office Showroom Service industry</p>	<p>Self-assessment</p>	
	<p>If in an existing building and not involving more than minor building work</p>	<p>Major centre zone code Self-assessable works requirements code</p>
	<p>Code assessment</p>	
<p>If: (a) not self-assessable; and (b) the gross floor area does not exceed 6,000m². Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Major centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>	
	<p>Self-assessment</p>	
	<p>If: (a) in an existing building and not involving more than minor building work; and (b) not in the Thuringowa centre support sub-precinct.</p>	<p>Major centre zone code Self-assessable works requirements code</p>

Shop Shopping centre	Code assessment	
	<p>If:</p> <p>(a) not self-assessable;</p> <p>(b) not in the Thuringowa centre support sub-precinct; and</p> <p>(c) the gross floor area does not exceed 6,000m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Major centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Parking station	Code assessment	
		<p>Major centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.11 - Principal centre (CBD) zone

Use	Level of assessment	Assessment criteria
Home based business Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Principal centre (CBD) zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Adult store Editor's note — the State Planning Regulatory Provisions (Adult stores) establish	Self-assessment	
	If in an existing building and not involving more than minor building work	Self-assessable works requirements code
	Code assessment	

<p>requirements regarding separation distances in relation to sensitive uses.</p> <p>Bar Caretaker's accommodation Child care centre Community care centre Community residence Community use Club Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Market Office Place of worship Rooming accommodation Sales office Shop Shopping centre Showroom Service industry Service station Theatre Veterinary services</p>	<p>If not self-assessable and:</p> <p>(a) not in the Civic and administration precinct; or</p> <p>(b) in the Civic and administration precinct and the proposed building height is 8 storeys or less.</p>	<p>Principal centre (CBD) zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Multiple dwelling Retirement facility Short-term accommodation</p>	<p>Self-assessable</p> <p>If:</p> <p>(a) not located at ground floor level; and</p> <p>(b) within an existing building and not involving more than minor building work.</p> <p>Code assessment</p> <p>If not located at ground level and:</p> <p>(a) not in the Civic and administration precinct; or</p> <p>(b) in the Civic and administration precinct and the building height is 8 storeys or less.</p>	<p>Self-assessable works requirements code</p> <p>Principal centre (CBD) zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>

Nightclub entertainment facility	Self-assessment	
	If: (a) in the Flinders Street East precinct; and (b) within an existing building and not involving more than minor building work.	Self-assessable works requirements code
	Code assessment	
Otherwise	Principal centre (CBD) zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.12 - Specialised centre zone

Use	Level of assessment	Assessment criteria
Home based business Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Code assessment	
	If: (a) not exempt; and (b) not in the James Cook University-Townsville Hospital precinct, Fulham Road medical precinct or Bayswater Road medical precinct.	Specialised centre zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Caretaker's accommodation Child care centre	Self-assessment	
	If within an existing building and not involving more than minor building work	Self-assessable works requirements code

Community care centre Community use Dwelling unit Emergency services Indoor sport and recreation Sales office	Code assessment	
Community residence	Otherwise	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Club Food and drink outlet Market Service industry	If: (a) not in the James Cook University-Townsville Hospital precinct and the gross floor area does not exceed 250m ² ; or (b) if in the James Cook University-Townsville Hospital precinct and the gross floor area does not exceed 1,000m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Shop Shopping centre	Code assessment	
	If in the James Cook University - Townsville Hospital precinct and the gross floor area does not exceed 1,000m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code

Educational establishment Health care services Multiple dwelling Place of worship Research and technology industry Residential care facility Retirement facility Rooming accommodation Short-term accommodation	Code assessment	
	If in the James Cook University-Townsville Hospital precinct, Bayswater Road medical precinct or Fulham Road medical precinct	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Outdoor sport and recreation	Code assessment	
	If in the James Cook University-Townsville Hospital precinct	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Garden centre Hardware and trade supplies Showroom	Code assessment	
	If in the Domain Central precinct	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Parking station	Code assessment	
		Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Editor's note—Development of James Cook University (Douglas Campus), which is undertaken in terms of a Ministerial Designation, does not fall within the regulatory jurisdiction of the City Plan.

Table 5.5.13 - Mixed use zone

Use	Level of assessment	Assessment criteria
Home based business Landing Editor's note—Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt If provided by a public sector entity	
Telecommunications facility	Exempt	
Bar Caretaker's accommodation Child care centre Club Community care centre Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Funeral parlour Health care services Indoor sport and recreation Low impact industry Market Place of worship Sales office Service industry Veterinary services	Self-assessment If within an existing building and not involving more than minor building work Code assessment Otherwise	Mixed use zone code Self-assessable works requirements code Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Function facility	Self-assessment If: (a) in the Magnetic Island villages precinct, Nelly Bay gateway precinct, Arcadia Central precinct, South Townsville Railyards and Dean Park precinct, King Street quarter precinct or Breakwater precinct; and (b) in an existing building and not involving more than minor building work.	Mixed use zone code Self-assessable works requirements code

	Code assessment	
	If: (a) not self-assessable; and (b) located in the Magnetic Island villages precinct, Nelly Bay gateway precinct, Arcadia Central precinct, South Townsville Railywards and Dean Park precinct, King Street quarter precinct or Breakwater precinct.	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Community residence Multiple dwelling Retirement facility Rooming accommodation Short-term accommodation	Self-assessment	
	If: (a) not in the Charters Towers Road business precinct, CBD gateway precinct or Wotton Street precinct; and (b) within an existing building and not involving more than minor building work.	Mixed use zone code Self-assessable works requirements code
	Code assessment	
	If: (a) not self-assessable; and (b) not in the Charters Towers Road business precinct, CBD gateway precinct or Wotton Street precinct.	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Adult store Editor's note —The State Planning Regulatory Provisions (Adult stores) establish requirements; regarding separation distances in relation to sensitive uses. Office Shop Shopping centre	Self-assessment	
	If: (a) within an existing building and not involving more than minor building work; and (b) the gross floor area does not exceed 500m ² .	Mixed use zone code Self-assessable works requirements code
	Code assessment	
	If: (a) not self-assessable; and (b) the gross floor area does not exceed 1,000m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Self-assessment	

Hardware and trade supplies Showroom	<p>If:</p> <p>(a) not in the Breakwater precinct;</p> <p>(b) within an existing building and not involving more than minor building work; and</p> <p>(c) the gross floor area does not exceed 500m².</p>	<p>Mixed use zone code</p> <p>Self-assessable works requirements code</p>
	Code assessment	
	<p>If:</p> <p>(a) not self-assessable;</p> <p>(b) not in the Breakwater precinct; and</p> <p>(c) the gross floor area does not exceed 1,500m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	<p>Mixed use zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Car wash Garden centre Outdoor sales Parking station Service station	Code assessment	
	<p>If:</p> <p>(a) not in the Breakwater precinct</p>	<p>Mixed use zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Major sport recreation and entertainment facility Outdoor sport and recreation	Code assessment	
	<p>If in the South Townsville Railyards and Dean Park precinct</p>	<p>Mixed use zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Hotel	Code assessment	
		<p>Mixed use zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>	<p>The planning scheme</p>	

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.14 - Sport and recreation zone

Use	Level of assessment	Assessment criteria
Dwelling house Dual occupancy	Exempt	
	If in the Balgal Beach golf course precinct	
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Code assessment	
Otherwise	Sport and recreation zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Caretaker's accommodation	Self-assessment	
		Sport and recreation zone code Self-assessable works requirements code
Community use Outdoor sport and recreation	Self-assessment	
	If provided by a public sector entity	Sport and recreation zone code Self-assessable works requirements code
	Code assessment	
Otherwise	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
	Self-assessment	
	If provided by a public sector entity	Sport and recreation zone code Self-assessable works requirements code

Major sport, recreation and entertainment facility	Code assessment	
	If: (a) not self-assessable; and (b) for a racecourse (horses) or ancillary activities in the Cluden precinct.	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Club Food and drink outlet (where not involving a drive through facility) Shop	Code assessment	
	If the gross floor area does not exceed 250m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Child care centre Community care centre Educational establishment Emergency services Function facility Health care services Indoor sport and recreation Market	Code assessment	
		Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.15 - Open space zone

Use	Level of assessment	Assessment criteria
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt If provided by a public sector entity	
Telecommunications facility	Exempt If aerial cabling for broadband purposes	
Community use Outdoor sport and recreation	Self-assessment If provided by a public sector entity Code assessment Otherwise	Open space zone code Self-assessable works requirements code Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Club Food and drink outlet	Code assessment If: (a) in the Riverway precinct; or (b) not in the Riverway precinct, and the gross floor area does not exceed 150m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Shop	Code assessment If in the Riverway precinct	Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code

Community care centre Market	Code assessment	
		Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.16 - Community facilities zone

Use	Level of assessment	Assessment criteria
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
Caretaker's accommodation Community care centre Community residence Community use Emergency services	Self-assessment	
		Community facilities zone code Self-assessable works requirements code
Child care centre Educational establishment Health care services Indoor sport and recreation Market Outdoor sport and recreation Place of worship Retirement facility Residential care facility Rooming accommodation	Code assessment	
		Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Code assessment	

Bar Club Food and drink outlet (where not involving a drive through facility) Shop	If the gross floor area does not exceed 250m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Cemetery Crematorium Funeral parlour	Exempt	
	If provided by a public sector entity	
	Code assessment	
	Otherwise	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.17 - Environmental management and conservation zone

Use	Level of assessment	Assessment criteria
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Dwelling house	Code assessment	
		Environmental management and conservation zone code Works code
	Code assessment	

Telecommunications facility		Environmental management and conservation zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Outdoor sport and recreation	Code assessment	
		Environmental management and conservation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Caretaker's accommodation Club Community care centre Community use Educational establishment Food and drink outlet Shop	Code assessment	
	If gross floor area does not exceed 100m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Environmental management and conservation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.18 - Low impact industry zone

Use	Level of assessment	Assessment criteria
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park Sales office	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
	Exempt	
	If aerial cabling for broadband purposes	
	Code assessment	

Telecommunications facility	Otherwise	Low impact industry zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Agricultural supplies store Caretaker's accommodation Emergency services Low impact industry Service industry Warehouse	Self-assessment	
	If not in the Nelly Bay low impact industry precinct	Low impact industry zone code Self-assessable works requirements code
	Code assessment	
If in the Nelly Bay low impact industry precinct	Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Food and drink outlet	Self-assessment	
	If: (a) not in the Nelly Bay low impact industry precinct; and (b) the gross floor area does not exceed 150m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Low impact industry zone code Self-assessable works requirements code
	Code assessment	
	If: (a) in the Nelly Bay low impact industry precinct; and (b) the gross floor area does not exceed 150m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bulk landscape supplies Car wash Garden centre Indoor sport and recreation Outdoor sales Research and technology industry Service station	Code assessment	
		Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		

Hardware and trade supplies	If involving an area for display and sales to the general public of not more than 35% of the gross floor area	Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in the table and not complying with the criteria in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.19 - Medium impact industry zone

Use	Level of assessment	Assessment criteria
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park Sales office	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
	Code assessment	
	Otherwise	Telecommunications facilities and utilities code Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Self-assessment	
	Otherwise	Medium impact industry zone code Telecommunications facilities and utilities code Self-assessable works requirements code
Caretaker's accommodation Emergency services	Self-assessment	
	If not in the Roseneath medium impact industry precinct	Medium impact industry zone code Self-assessable works requirements code

Low impact industry Medium impact industry Research and technology industry	Code assessment	
	If in the Roseneath medium impact industry precinct	Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Agricultural supplies store Warehouse	Self-assessment	
	If not in the Roseneath medium impact industry precinct	Medium impact industry zone code Self-assessable works requirements code
	Code assessment	
Otherwise	Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
	Code assessment	
Brothel Bulk landscape supplies Car wash Indoor sport and recreation Outdoor sales Parking station Service industry Service station Transport depot	Code assessment	
		Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	Self-assessment	
	If gross floor area does not exceed 150m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Medium impact industry zone code Self-assessable works requirements code
Hardware and trade supplies	Code assessment	
	If involving an area for display and sales to the general public of not more than 20% of the gross floor area	Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.20 - High impact industry zone

Use	Level of assessment	Assessment criteria
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park Sales office	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
	Code assessment	Telecommunications facilities and utilities code High impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Self-assessment	High impact industry zone code Telecommunications facilities and utilities code Self-assessable works requirements code
Caretaker's accommodation Emergency services Medium impact industry Research and technology industry Warehouse	Self-assessment	
		High impact industry zone code Self-assessable works requirements code
Food and drink outlet	Self-assessment	
	If the gross floor area does not exceed 150m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	High impact industry zone code Self-assessable works requirements code
	Code assessment	

Extractive industry High impact industry Parking station Service station Transport depot		High impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.21 - Rural zone

Use	Level of assessment	Assessment criteria
Animal husbandry Editor's note —Council's local laws also establish requirements regarding the keeping of animals. Emergency services Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	
Intensive horticulture	Exempt	
	If not a mushroom farm	
Animal keeping Editor's note —Council's local laws also establish requirements regarding the keeping of animals.	Exempt	
	If not a cattery or kennel	
	Code assessment	
	If a cattery or kennel in the Mixed farming precinct or Grazing precinct	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Cropping	Exempt	
	If other than forestry for wood production	
Community use Cemetery Crematorium	Exempt	
	If provided by a public sector entity	
	Code Assessment	
	Otherwise	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code

Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Rural zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Permanent plantation	Exempt	
	If in the Mixed farming precinct or Grazing precinct and located outside of strategic cropping land or potential strategic cropping land	
Caretaker's accommodation Community residence Dwelling house	Self-assessment	
	If it will not result in more than two dwellings of any kind on a lot	Rural zone code
Rural workers accommodation	Self-assessment	
	If accommodating no more than 15 workers	Rural zone code
	Code assessment	
	Otherwise	Rural zone code
Home based business Roadside stall	Self-assessment	
		Rural zone code
Rural industry	Self-assessment	
	If storing and packaging products produced on the site	Rural zone code
	Code assessment	
	Otherwise	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Extractive industry	Code assessment	
	If in an extractive resource area shown on overlay map OM-05	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Code assessment	

Wholesale nursery		Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Outdoor sport and recreation	Code assessment	
	<p>If:</p> <p>(a) in the Mixed farming precinct or Grazing precinct;</p> <p>(b) there is no outdoor lighting; and</p> <p>(c) the gross floor area of any buildings does not exceed 150m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Aquaculture Bulk landscape supplies	Code assessment	
	If in the Mixed farming precinct or Grazing precinct	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.22 - Emerging community zone

Use	Level of assessment	Assessment criteria
Animal husbandry Editor's note —Council's local laws also establish requirements regarding the keeping of animals. Cropping Landing Editor's note —This Landings are separately regulated under the Prescribed Tidal Works Code . Park	Exempt	

Community residence Dwelling house Dual occupancy Editor's note —This level of assessment may be altered by the flood hazard and coastal environment overlays. Refer to Table 5.10.1 .	Exempt	
	If it will not result in more than two dwellings of any kind on a lot	
Major electricity infrastructure Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
	Code assessment	
Otherwise	Emerging community zone code Healthy waters code Landscape code Telecommunications facilities and utilities code Transport impact, access and parking code Works code	
Sales office	Self-assessment	
		Emerging community zone code
Home based business	Self-assessment	
	If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Emerging community zone code
Emergency services	Code assessment	
		Emerging community zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

Table 5.5.23 - Special purpose zone

Use	Level of assessment	Assessment criteria
	Development in the Townsville State Development Area is administered by the Coordinator-General through its adopted development scheme. In this area, only development applications for reconfiguration of a lot and operational works will be assessed by Townsville City Council.	

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

5.6 Levels of Assessment - Reconfiguring a lot

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.6.1-Reconfiguring a lot

Editor's note—Refer also to [Table 5.4.2](#) for Prescribed levels of assessment: Reconfiguring a lot - Compliance assessment and to the [Sustainable Planning Regulation 2009, schedule 4](#), table 3 for reconfiguring a lot which is exempt.

Emerging community

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Emerging community zone	Code assessment	
	If the size of each lot created is equal to or greater than 10ha	Emerging community zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Impact assessment	
	Otherwise	The planning scheme including: Emerging community zone code Reconfiguring a lot code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Character residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Character residential zone	Code assessment	
	If: (a) not in the Inter-war to 1950s asymmetrical gable precinct, the Interwar gables and Queensland bungalows precinct, or the Queenslanders precinct; or (b) in the Inter-war to 1950s asymmetrical gable precinct or the Interwar gables and Queensland bungalows precinct or the Queenslanders precinct and the size of each lot created is equal to or greater than 500m ² .	Character residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Impact assessment	
	Otherwise	The planning scheme including: Character residential zone code Reconfiguring a lot code

Code assessment
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.

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

Rural residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Rural residential zone	Code assessment	
	If the size of each lot created is equal to or greater than: (a) 4ha (if on land to which a Water resource catchment overlay applies); or (b) 4,000m ² otherwise.	Rural residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Impact assessment	
	Otherwise	The planning scheme including: Rural residential zone code Reconfiguring a lot code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

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

Low density residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Low density residential zone	Code assessment	
	All	Low density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Medium density residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Medium density residential zone	Code assessment	
	All	Medium density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

High density residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
High density residential zone	Code assessment	
	All	High density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Neighbourhood centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Neighbourhood centre zone	Code assessment	
	All	Neighbourhood centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Local centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Local centre zone	Code assessment	
	All	Local centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

District centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
District centre zone	Code assessment	
	All	District centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Major centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Major centre zone	Code assessment	
	All	Major centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Principal centre (CBD)

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Principal centre (CBD) zone	Code assessment	
	All	Principal centre (CBD) zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Specialised centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Specialised centre zone	Code assessment	
	All	Specialised centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Mixed use

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Mixed use zone	Code assessment	
	All	Mixed use zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Community facilities

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Community facilities zone	Code assessment	
	All	Community facilities zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Low impact industry

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Low impact industry zone	Code assessment	
	All	Low impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Medium impact industry

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Medium impact industry zone	Code assessment	
	All	Medium impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

High impact industry

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
High impact industry zone	Code assessment	
	All	High impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Special purpose

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Special purpose zone	Code assessment	
	All	Special purpose zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Open space

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Open space zone	Code assessment	
	All	Open space zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Sport and recreation

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Sport and recreation zone	Code assessment	
	All	Sport and recreation zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Environmental management and conservation

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Environmental management and conservation zone	Code assessment	
	All	Environmental management and conservation zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Rural

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Rural zone	Code assessment	
	If the size of each lot created is equal to or greater than: <ul style="list-style-type: none"> (a) in the Horticulture precinct: 40ha; or (b) in the Mixed farming precinct: <ul style="list-style-type: none"> (i) 400ha if on land to which a Water resource catchment overlay applies; or (ii) 40ha otherwise; or (c) in the Grazing precinct: 400ha; or (d) in the Jensen precinct: 10ha; or (e) in the Cungulla precinct: 10ha. 	Rural zone code Reconfiguring a lot code Healthy waters code Transport impact, access and parking code Works code
	Impact assessment	
Otherwise	The planning scheme including: Rural zone code Reconfiguring a lot code	
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

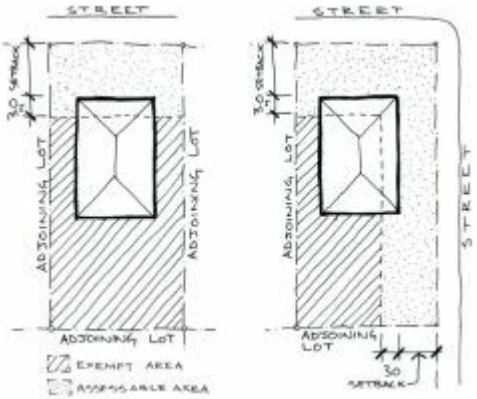
5.7 Levels of assessment—Building work

The following table identifies the levels of assessment for building work regulated under the planning scheme.

Table 5.7.1 - Building work

Editor's note—The planning scheme also regulates building work through the table of assessment for overlays.

Editor's note—Contributing character buildings and non-contributing properties are identified in [Character residential planning scheme policy SC6.2](#).

Zone	Level of assessment	Assessment criteria
Character residential zone	Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> (a) involving partial demolition, external alteration, extension (including minor building work and the construction of a class 10a building (as defined by the Building Code of Australia)), to a contributing character building where all or part of the work is in front of or within a depth of 3m from the facade facing any street; or (b) raising or lowering a contributing character building by more than 1m; or (c) relocating a contributing character building within the same site; or (d) involving construction of a class 10a building (as defined by the Building Code of Australia) on the site of a non-contributing property, where all or part of the work is in front of, or within a depth of 3m from the main building façade facing any street; or (e) construction of any new class 1a or class 2 building (as defined by the Building Code of Australia) on either a contributing or non-contributing character site, unless on a rear lot. 	<p>Character residential zone code</p>
	 <p>The diagrams show two scenarios of building work on a lot adjacent to a street. In both, the building is set back 30m from the street. The left diagram shows a 30m 'EXEMPT AREA' in front of the building, while the right diagram shows a 30m 'ASSESSABLE AREA' in front. A legend at the bottom left identifies the hatched area as 'EXEMPT AREA' and the white area as 'ASSESSABLE AREA'.</p>	<p>Impact assessment</p>

	If involving relocation off the site or the total demolition of a contributing character building	The planning scheme including: Character residential zone code Reconfiguring a lot code
Exempt development		
Replacement or refurbishment of stairs on a contributing character building. Raising or lowering a contributing character building by 1m or less. Any other building work not listed in this table. Any building work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in the [Act](#) or the [Regulation](#).

5.8 Levels of assessment—Operational work

The following tables identify the levels of assessment for operational work.

Table 5.8.1 - Operational work

Zone	Level of assessment	Assessment criteria
All	Code assessment	
	If operational works (other than landscaping, filling or excavation) for the reconfiguration of a lot	Healthy waters code Reconfiguration of a lot code Transport impact, access and parking code Works code
	If operational works (other than landscaping, filling or excavation) for a material change of use on a site with an area exceeding 2,000m ²	Healthy waters code Transport impact, access and parking code Works code
	If filling and excavation: <ul style="list-style-type: none"> (a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or (b) involving: <ul style="list-style-type: none"> (i) a depth exceeding 1m; or (ii) a volume of 100m³ or more. 	Healthy waters code Works code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—Unless listed above the default level of assessment is exempt, unless otherwise prescribed within the [Act](#) or the [Regulation](#).

Table 5.8.2-Operational work being placing an advertising device on premises

Editor's note—Council's local laws also establish requirements regarding the placement of advertising devices on a premises.

Editor's note—Advertising devices in unallocated State land, reserve or road may require a permit to occupy under the *Land Act 1994*.

Editor's note—Advertising device within or adjacent to a State-controlled road corridor may require approval by the Department of Transport and Main Roads.

Note—Advertising devices required to meet statutory purposes are exempt.

Editor's note—Refer to [Table 9.4.1.3\(b\)—Types of advertising devices](#) in section [9.4.1 Advertising devices code](#) for descriptions of the various types of advertising devices.

Neighbourhood centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Self-assessment	

Neighbourhood centre zone	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Code assessment	
	If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Local centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Local centre zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Self-assessment	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

District centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
District centre zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Self-assessment	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Major centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Major centre zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Self-assessment	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Principal centre (CBD) zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
	<p>Exempt</p> <p>If:</p> <p>(a) any advertising device located internally within a building and not generally visible from outside; or</p> <p>(b) if in the Flinders Street East precinct:</p> <p>(i) a commercial flag; or</p> <p>(ii) a footway sign; or</p> <p>(iii) a street furniture sign; or</p> <p>(c) otherwise:</p> <p>(i) a blind/canopy sign; or</p> <p>(ii) a commercial flag; or</p> <p>(iii) a footway sign; or</p> <p>(iv) a hamper sign; or</p> <p>(v) a stallboard sign; or</p> <p>(vi) a street furniture sign; or</p> <p>(vii) a window sign.</p>	
	Self-assessment	

Principal centre (CBD) zone	<p>If:</p> <p>(a) in the Flinders Street East precinct;</p> <p>(i) an awning fascia sign; or</p> <p>(ii) a blind/canopy sign; or</p> <p>(iii) a hamper sign; or</p> <p>(iv) a stallboard sign; or</p> <p>(v) an under-awning sign; or</p> <p>(vi) a wall sign; or</p> <p>(vii) a window sign; or</p> <p>(b) otherwise:</p> <p>(i) an above-awning sign; or</p> <p>(ii) an animated sign; or</p> <p>(iii) an awning fascia sign; or</p> <p>(iv) a banner sign; or</p> <p>(v) a bunting; or</p> <p>(vi) a fence sign; or</p> <p>(vii) a ground sign; or</p> <p>(viii) an inflatable sign; or</p> <p>(ix) a panel sign; or</p> <p>(x) a pole sign; or</p> <p>(xi) a projecting sign; or</p> <p>(xii) a pylon sign; or</p> <p>(xiii) a roof sign; or</p> <p>(xiv) an under-awning sign; or</p> <p>(xv) a wall sign.</p>	Advertising devices code
	Code assessment	
	If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Specialised centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Specialised centre zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Self-assessment	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Mixed use zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Mixed use zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Self-assessment	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Community facilities zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Community facilities zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a footway sign; or (c) a street furniture sign.	
	Self-assessment	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a blind/canopy sign; or (e) a bunting; or (f) a commercial flag; or (g) a fence sign; or (h) a ground sign; or (i) a hamper sign; or (j) a panel sign; or (k) a projecting sign; or (l) a stallboard sign; or (m) an under-awning sign; or (n) a wall sign; or (o) a window sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Environmental management and conservation zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Environmental management and conservation zone	Code assessment	
	All advertising devices listed in Table 9.4.1.3(b)	Advertising devices code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Low impact industry zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Low impact industry zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a blind/canopy sign; or (v) a bunting; or (vi) a commercial flag; or (vii) a footway sign; or (viii) a fence sign; or (ix) a ground sign; or (x) a hamper sign; or (xi) a panel sign; or (xii) a projecting sign; or (xiii) a stallboard sign; or (xiv) a street furniture sign; or (xv) an under-awning sign; or (xvi) a wall sign; or (xvii) a window sign.	
	Self-assessment	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

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Medium impact industry zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Medium impact industry zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a blind/canopy sign; or (v) a bunting; or (vi) a commercial flag; or (vii) a footway sign; or (viii) a fence sign; or (ix) a ground sign; or (x) a hamper sign; or (xi) a panel sign; or (xii) a projecting sign; or (xiii) a stallboard sign; or (xiv) a street furniture sign; or (xv) an under-awning sign; or (xvi) a wall sign; or (xvii) a window sign.	
	Self-assessment	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

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High impact industry zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
High impact industry zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a blind/canopy sign; or (v) a bunting; or (vi) a commercial flag; or (vii) a footway sign; or (viii) a fence sign; or (ix) a ground sign; or (x) a hamper sign; or (xi) a panel sign; or (xii) a projecting sign; or (xiii) a stallboard sign; or (xiv) a street furniture sign; or (xv) an under-awning sign; or (xvi) a wall sign; or (xvii) a window sign.	
	Self-assessment	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Special purpose zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Special purpose zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a blind/canopy sign; or (v) a bunting; or (vi) a commercial flag; or (vii) a footway sign; or (viii) a fence sign; or (ix) a ground sign; or (x) a hamper sign; or (xi) a panel sign; or (xii) a projecting sign; or (xiii) a stallboard sign; or (xiv) a street furniture sign; or (xv) an under-awning sign; or (xvi) a wall sign; or (xvii) a window sign.	
	Self-assessment	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

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Open space zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Open space zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a footway sign; or (c) a street furniture sign.	
	Self-assessment	
	If: (a) a blind/canopy sign; or (b) a commercial flag; or (c) a hamper sign; or (d) a stallboard sign; or (e) an under-awning sign; or (f) a window sign.	Advertising devices code
	Code Assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

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Low density residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Low density residential zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Self-assessment	
	If a fence sign or a wall sign for a Home based business	Advertising devices code
	Code assessment	
	If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Medium density residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Medium density residential zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Self-assessment	
	If: (a) a fence sign or a wall sign for a Home based business; or (b) in the Picnic Bay precinct, Nelly Bay tourist precinct, North Ward villages, Hyde Park medium density residential precinct or The Strand precinct; and (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) an under-awning sign; or (vii) a window sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in the table and not complying with the criteria in the level of assessment column.		

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High density residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
High density residential zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a blind/canopy sign; or (c) a commercial flag; or (d) a footway sign; or (e) a hamper sign; or (f) a stallboard sign; or (g) a street furniture sign; or (h) a window sign.	
	Self-assessment	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a fence sign; or (e) a ground sign; or (f) a panel sign; or (g) a projecting sign; or (h) a roof sign; or (i) an under-awning sign; or (j) a wall sign.	Advertising devices code
Code assessment		
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in the table and not complying with the criteria in the level of assessment column.		

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Character residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Character residential zone	Exempt	
	If:	
	(a) any advertising device located internally within a building and not generally visible from outside; or	
	(b) a street furniture sign.	
	Self-assessment	
	If a fence sign or a wall sign for a home based business	Advertising devices code
Code assessment		
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other work not listed in this table. Any operation work listed in the table and not complying with the criteria in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Rural residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Rural residential zone	Exempt	
	If:	
	(a) any advertising device located internally within a building and not generally visible from outside; or	
	(b) a street furniture sign.	
	Self-assessment	
	If a fence sign or a wall sign for a home based business	Advertising devices code
Code assessment		
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in the table and not complying with the criteria in level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Emerging community zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Emerging community zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Self-assessment	
	If a fence sign or a wall sign for a Home based business	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in the table and not complying with the criteria in level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Rural zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Rural zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Self-assessment	
	(a) If for a business activity, roadside stall or winery and: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a bunting; or (v) a commercial flag; or (vi) a fence sign; or (vii) a footway sign; or (viii) a ground sign; or (ix) a panel sign; or (x) a projecting sign; or (xi) a wall sign ; or (b) a roof sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

Sport and recreation zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Level of assessment	Assessment criteria
Sport and recreation zone	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) any advertising device for a major sport, recreation and entertainment facility comprising a sports stadium or motor sport facility; or (c) for a club, food and drink outlet, functions facility, indoor sport and recreation, outdoor sport and recreation, bar or shop, and: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a hamper sign; or (iv) a stallboard sign; or (v) an under-awning sign; or (vi) a window sign; or (d) otherwise: (i) a street furniture sign; or (ii) footway sign.	
	Self-assessment	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a bunting; or (e) a fence sign; or (f) a ground sign; or (g) a panel sign; or (h) a projecting sign; or (i) a wall sign.	Advertising devices code
	Code assessment	
If not made exempt or self-assessable, any advertising device listed in Table 9.4.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the level of assessment column.		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in [the Act](#) or [the Regulation](#).

5.9 Levels of assessment - Local plans

There are no local plans in this planning scheme.

5.10 Levels of assessment—Overlays

The following table identifies where an overlay changes the level of assessment from that stated in a zone or local plan and the relevant assessment criteria.

Airport environs overlay

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Airport environs overlay		
Any material change of use, reconfiguring a lot or operational work within: <ul style="list-style-type: none"> (a) the airport's operational airspace shown on overlay Map OM-01.1; or (b) the lighting area buffer zones shown on overlay Map OM-01.5; or (c) aviation facilities' buffers areas shown on overlay Map OM-01.3. 	No change to assessment level	Airport environs overlay code where the development is self-assessable or assessable under the table of assessment for the relevant zone Editor's note —This overlay code is not applicable to development requiring compliance assessment, but is applicable to self-assessable development.
Any material change of use: <ul style="list-style-type: none"> (a) within 13km of an airport runway shown on overlay Map OM-01.2; or (b) within a public safety area shown on overlay Map OM-01.2. 	No change to assessment level	Airport environs overlay code where the development is self-assessable or assessable under the table of assessment for the relevant zone
Any material change of use above the 20 ANEF contour shown on overlay Map OM-01.4 for: <ul style="list-style-type: none"> (a) Dwelling house; or (b) Dual occupancy. 	Self-assessable unless made code or impact assessable under the relevant table of assessment in section 5.5. Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.	Airport environs overlay code
Any other material change of use above the 20 ANEF contour shown on overlay Map OM-01.4 .	No change to assessment level	Airport environs overlay code where the development is self-assessable or assessable under the table of assessment for the relevant zone.

Bushfire hazard overlay (high hazard area)

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Bushfire hazard overlay (high hazard area)		
Material change of use for: (a) Child care centre; or (b) Detention facility; or (c) Educational establishment; or (d) Emergency services; or (e) Hospital; or (f) Industry activities involving manufacture or storage of hazardous materials in bulk; or (g) Multiple dwelling; or (h) Residential care facility; or (i) Retirement facility; or (j) Relocatable home park; or (k) Rooming accommodation; or (l) Shopping centre; or (m) Short-term accommodation; or (n) Telecommunications facility; or (o) Tourist park; or (p) Tourist attraction; or (q) Transport depot; or (r) Utility installation.	Impact assessable	Bushfire hazard overlay code
Any other material change of use	No change to assessment level	Bushfire hazard overlay code where the development is assessable under the table of assessment for the relevant zone. Editor's note —This overlay code is not applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Bushfire hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot

Bushfire hazard overlay (medium hazard area)

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Bushfire hazard overlay (medium hazard area)		
Any material change of use	No change to assessment level	Bushfire hazard overlay code where the development is assessable under the table of assessment for the relevant zone Editor's note —This overlay code is not applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Bushfire hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot

Coastal environment overlay

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Coastal environment overlay		
Material change of use for: (a) Dwelling house; or (b) Community residence.	Self-assessable unless made code or impact assessable under the relevant table of assessment in section 5.5. Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.	Coastal environment overlay code
Material change of use for a Dual occupancy	Code assessable unless made impact assessable under the relevant table of assessment in section 5.5. Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.	Coastal environment overlay code
Building work involving the lowering of floor levels or enclosure of a ground floor storey on an existing: (a) Dwelling house; or (b) Dual occupancy; or (c) Community residence.	Self-assessable unless made code or impact assessable under the relevant table of assessment in section 5.7. Otherwise, no change to the assessment level under the relevant table of assessment in section 5.7.	Coastal environment overlay code
Any other material change of use	No change to assessment level	Coastal environment overlay code where the development is assessable under the table of assessment for the relevant zone
Reconfiguration of a lot	No change to assessment level	Coastal environment overlay code where the development is assessable under the table of assessment for reconfiguration of a lot

Operational work	No change to assessment level	Coastal environment overlay code where the development is assessable under the table of assessment for operational work
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Cultural heritage overlay

On a heritage place

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Cultural heritage overlay		
On a heritage place		
Building work where an 'Exemption Certificate' has been issued for work under Section 75 of the Queensland Heritage Act 1992	Exempt	
Material change of use	No change to assessment level	Cultural heritage overlay code where the development is assessable under the table of assessment for the relevant zone Editor's note —This overlay code is not applicable to self-assessable development.
Building work, where involving the total demolition or relocation of a heritage place	Impact assessable	Cultural heritage overlay code
Building work, including minor building work, where involving: (a) alterations to a heritage place, including alterations to the interior of buildings; or (b) extensions to a heritage place; or (c) erecting a new or separate building on a heritage place site; or (d) the partial demolition of a heritage place	Code assessable unless made impact assessable under the relevant table of assessment in section 5.7. Otherwise, no change to the assessment level under the relevant table of assessment in section 5.7.	Cultural heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a heritage place listed in SC6.3 Cultural heritage planning scheme policy	Code assessable	Cultural heritage overlay code
Reconfiguration of a lot	No change to assessment level	Cultural heritage overlay code where the development is assessable under the table of assessment for reconfiguration of a lot

Cultural heritage overlay

Adjoining a heritage place

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Cultural heritage overlay		
Adjoining a heritage place		
Material change of use	No change to assessment level	Cultural heritage overlay code where the development is assessable under the table of assessment for the relevant zone Editor's note —This overlay code is not applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Cultural heritage overlay code where the development is assessable under the table of assessment for reconfiguration of a lot

Natural assets overlay

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Natural assets overlay		
Material change of use	No change to assessment level	Natural assets overlay code where the development is assessable under the table of assessment for the relevant zone Editor's note —This overlay code is not applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Natural assets overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work being clearing of vegetation	Code assessable if: (a) within an urban area; (b) not associated with an assessable material change of use or reconfiguration of a lot; and (c) in the very high importance area shown on the overlay map OM-08 . Editor's note — Urban area has the same meaning as in the Sustainable Planning Regulations .	Natural assets overlay code
Any other operational work	No change to assessment level	Natural assets overlay code where the development is assessable under the table of assessment for operational work Editor's note —This overlay code is not applicable to self-assessable development.

Extractive resources overlay

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Extractive resources overlay		
Material change of use	No change to assessment level	<p>Extractive resources overlay code where the development is assessable under the table of assessment for the relevant zone</p> <p>Editor's note—This overlay code is not applicable to self-assessable development.</p>
Reconfiguration of a lot	No change to assessment level	<p>Extractive resources overlay code where the development is assessable under the table of assessment for reconfiguration of a lot</p>

Flood hazard overlay (high and medium hazard areas)

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
<p>Flood hazard overlay (high and medium hazard areas) Note—to avoid any doubt, the term medium hazard area includes areas shown on the overlay maps as medium hazard — further investigation areas.</p>		
<p>Material change of use for a telecommunications facility</p>	<p>Code assessable unless made impact assessable under the relevant table of assessment in section 5.5.</p> <p>Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.</p>	<p>Flood hazard overlay code</p>
<p>Material change of use for:</p> <p>(a) Dwelling house; or</p> <p>(b) Dual occupancy; or</p> <p>(c) Community residence.</p>	<p>Self-assessable unless made code or impact assessable under the relevant table of assessment in section 5.5.</p> <p>Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.</p>	<p>Flood hazard overlay code</p>
<p>Material change of use for:</p> <p>(a) Emergency services; or</p> <p>(b) Hospital; or</p> <p>(c) Special industry; or</p> <p>(d) High impact industry; or</p> <p>(e) Residential care facility; or</p> <p>(f) Retirement facility; or</p> <p>(g) Major electricity infrastructure; or</p> <p>(h) Air services.</p>	<p>Code assessable unless made impact assessable under the relevant table of assessment in section 5.5.</p> <p>Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.</p>	<p>Flood hazard overlay code</p>
<p>Building work involving the lowering of floor levels or enclosure of a ground floor storey on an existing:</p> <p>(a) Dwelling house; or</p> <p>(b) Dual occupancy; or</p> <p>(c) Community residence.</p>	<p>Self-assessable unless made code or impact assessable under the relevant table of assessment in section 5.7.</p> <p>Otherwise, no change to the assessment level under the relevant table of assessment in section 5.7.</p>	<p>Flood hazard overlay code</p>
<p>Any other material change of use</p>	<p>No change to assessment level</p>	<p>Flood hazard overlay code where the development is self-assessable or assessable under the table of assessment for the relevant zone</p> <p>Editor's note—This overlay code is applicable to self-assessable development identified in the table of assessment for the relevant zone.</p>

Reconfiguration of a lot	No change to assessment level	Flood hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational Works involving filling or excavation of more than 10m ³ of material	Code assessable	Flood hazard overlay code
Any other operational works	No change to assessment level	Flood hazard overlay code where the development is assessable under the table of assessment for operational works

Flood hazard overlay (low hazard area)

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Flood hazard overlay (low hazard area)		
Material change of use for: (a) Emergency services; or (b) Hospital; or (c) Special industry; or (d) High impact industry; or (e) Residential care facility; or (f) Retirement facility; or (g) Major electricity infrastructure; or (h) Air services.	Code assessable unless made impact assessable under the relevant table of assessment in section 5.5. Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.	Flood hazard overlay code

Landslide hazard overlay (high and potential debris flow hazard areas or slope angle greater than 23 degrees)

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Landslide hazard overlay (high and potential debris flow hazard areas or slope angle greater than 23 degrees)		
Material change of use for: (a) Dwelling house; or (b) Dual occupancy.	Code assessable unless made impact assessable under the relevant table of assessment in section 5.5. Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.	Landslide hazard overlay code
Any other material change of use	No change to assessment level	Landslide hazard overlay code where the development is assessable under the table of assessment for the relevant zone. Editor's note -This overlay code is not applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Landslide hazard overlay code where the development is assessable under the table of assessment for the reconfiguration of a lot.
Operational work	No change to assessment level	Landslide hazard overlay code where the development is assessable under the table of assessment for operational work. Editor's note -This overlay code is not applicable to self-assessable development.

Landslide hazard overlay (very low, low and medium hazard areas)

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Landslide hazard overlay (very low, low and medium hazard areas)		
Material change of use	No change to assessment level	Landslide hazard overlay code where the development is assessable under the table of assessment for the relevant zone Editor's note —This overlay code is not applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Landslide hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to assessment level	Landslide hazard overlay code where the development is assessable under the table of assessment for operational work Editor's note —This overlay code is not applicable to self-assessable development.

Water resource catchment overlay

Table 5.10.1 - Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Water resource catchment overlay		
Material change of use for a Dwelling house	Self-assessable unless made code or impact assessable under the relevant table of assessment in section 5.5. Otherwise, no change to the assessment level under the relevant table of assessment in section 5.5.	Water resource catchment overlay code
Any other material change of use	No change to assessment level	Water resource catchment overlay code Editor's note —This overlay code is applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Water resource catchment overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational works	No change to assessment level	Water resource catchment overlay code where the development is assessable under the table of assessment for operational works Editor's note —This overlay code is not applicable to self-assessable operational work.

Note—Some overlays may only be included for information purposes. This should not change the level of assessment or assessment criteria in the planning scheme.

Editor's note—The Transport noise corridor overlay is contained in the planning scheme for information purposes only. The Transport noise corridor overlay identifies land affected by transport noise in accordance with Chapter 8B of the *Building Act 1975*. In these areas, building work will be assessable against the [Queensland Development Code](#) Part 4.4 — Buildings in a Transport Noise Corridor.