

# Part 5 Tables of assessment

## 5.1 Preliminary

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

## 5.2 Reading the tables

The tables identify the following:

- (1) The category of development:
  - (a) prohibited;
  - (b) accepted, including accepted with requirements; and
  - (c) assessable development: that requires code or impact assessment
- (2) The category of assessment - code or impact - for assessable development in:
  - (a) a zone and, where used, a precinct or sub-precinct of a zone;
  - (b) an overlay where used.
- (3) the assessment benchmarks for assessable development and requirements for accepted development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column);
  - (b) if there is an overlay:
    - (i) whether an overlay code applies (shown in Table 5.9.1); or
    - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks for assessable development and requirements for accepted development' column) applies;
  - (c) any other applicable code(s) (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column).
  - (d) any requirements for accepted development which will need to be met in order for the development to remain accepted.
- (4) any variation to the category of assessment (shown as an 'if' in the 'Categories of development and assessment' column) that applies to the development.

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

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

## 5.3 Categories of development and assessment

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

The process for determining a category of development and category of assessment is:

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

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

- (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2;
- (3) determine if the development is accepted development under schedule 6 of the Regulation.

**Editor's note**—Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.
- (4) if the development is not regulated by the Regulation, determine the initial level of assessment by reference to the tables in:
  - section 5.5 Categories of development and assessment -Material change of use,
  - section 5.6 Categories of development and assessment -Reconfiguring a lot,
  - section 5.7 Categories of development and assessment -Building work,
  - section 5.8 Categories of development and assessment -Operational work;
- (5) a precinct of a zone may change the categories of development and assessment and this will be shown in the 'categories of development and assessment' column of each of the tables in sections 5.5, 5.6, 5.7, and 5.8;
- (6) if an overlay applies, refer to section 5.9 Categories of development and assessment-Overlays, to determine if the overlay further changes the category of development or assessment;

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

- (1) A material change of use is assessable development:
  - (a) unless the tables in section 5.5 Categories of development and assessment state otherwise;
  - (b) if a use is not listed or defined in the tables in section 5.5 Categories of development and assessment;
  - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables in section 5.6 Categories of development and assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables in sections 5.7 and 5.8 Categories of development and assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, category of development and assessment for that aspect is the highest category for each aspect of the development under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development for assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of development or assessment applies as follows:
  - (a) accepted development subject to requirements prevails over accepted development;
  - (b) code assessment prevails over accepted development where subject to requirements and accepted

development;

- (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Provisions of [Part 10](#) may override any of the above.
- (9) The category of development prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
- (10) Despite all of the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application cannot be made.

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements or variations may apply to some types of development for it to be accepted development. Where nominated in the categories of development and assessment, accepted development (where stated as 'accepted development subject to requirements') must comply with the requirements contained in the identified assessment benchmark(s) as identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column.
- (2) Accepted development that does not comply with one or more of the requirements of an identified assessment benchmark, becomes code assessable development unless otherwise specified in the Categories or development and assessment column.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.

Development subject to code assessment:

- (a) is to be assessed against all the assessment benchmark(s) identified in the assessment benchmarks for assessable development and requirements for accepted development column;
- (b) that occurs as a result of development becoming subject to code assessment pursuant to sub-section 5.3.3(2), must:
  - (i) be assessed against the assessment benchmark(s) for the development application, limited to the subject matter of the accepted development assessment benchmark(s) acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2);
  - (ii) comply with all required acceptable outcomes of the assessment benchmarks identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
- (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) must be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Development subject to Impact assessment:

- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
- (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant; and
- (c) is to be assessed against any assessment benchmarks for the development identified in section 30

of the Regulation.

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

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

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

**Editor's note**— The following schedules of the Regulation are relevant to the Townsville Planning Scheme:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment

And other parts of the Regulation may also be relevant.

## 5.5 Categories of development and assessment - Material change of use

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

**Table 5.5.1 - Low density residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house Dwelling unit <b>Editor's note</b> —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to <a href="#">Table 5.9.1</a> . Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Dual occupancy <b>Editor's note</b> —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to <a href="#">Table 5.9.1</a> .	<b>Accepted development</b>	
	If not in the Stables precinct	No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	<b>Accepted development subject to requirements</b>	
	If located in the Stables precinct and associated with a stables use on the same site.	<a href="#">Low density residential zone code</a> <a href="#">Works code</a>

Caretaker's accommodation	<b>Assessable development - Code-assessment</b>	
	If: (a) not Accepted development subject to requirements; 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	<b>Accepted development subject to requirements</b>	
		Low density residential zone code
Animal keeping <b>Editor's note</b> —Council's local laws also establish requirements regarding the keeping of animals.	<b>Accepted development subject to requirements</b>	
	If a stable and in the Stables precinct	Low density residential zone code
Home based business	<b>Accepted development subject to requirements</b>	
	If: (a) the gross floor area does not exceed 60m <sup>2</sup> ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Low density residential zone code
Emergency services	<b>Assessable development - Code assessment</b>	
		Low density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
<b>Assessable development - Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.2 - Medium density residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy Dwelling house Dwelling unit <b>Editor's note</b> —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to <a href="#">Table 5.9.1</a> . Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	No assessment benchmarks apply
	If provided by a public sector entity	
Telecommunications facility	<b>Accepted development</b>	No assessment benchmarks apply
	If aerial cabling for broadband purposes	
Sales office	<b>Accepted development subject to requirements</b>	Medium density residential zone code
Home based business	<b>Accepted development subject to requirements</b>	Medium density residential zone code
	If: (a) the gross floor area does not exceed 60m <sup>2</sup> ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	
Community use Food and drink outlet	<b>Assessable development - Code assessment</b>	Medium density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	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.	
<b>Assessable development - Code assessment</b>		

<p>Health care services Office Service industry Shop</p>	<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 250m<sup>2</sup>;</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><b>Editor's note</b>—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 Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<b>Assessable development - Code assessment</b>		
<p>Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short-term accommodation</p>	<p>If building height does not exceed the number of storeys applicable in <a href="#">Table 5.5.3</a></p>	<p>Medium density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<b>Assessable development - Code assessment</b>		
<p>Community care centre Emergency services</p>		<p>Medium density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<b>Assessable development - Impact assessment</b>		
<p>Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.</p>		<p>The planning scheme</p>

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

### Thuringowa South precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

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-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

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-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

Location	Number of storeys
Rossiter Park precinct	6 storeys

### Aitkenvale medium density precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

Location	Number of storeys
Aitkenvale medium density precinct	5 storeys

### Aitkenvale village precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

Location	Number of storeys
Aitkenvale village precinct	5 storeys

### Hyde Park medium density precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

Location	Number of storeys
Hyde Park medium density precinct	5 storeys

### Kings Road medium density precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

Location	Number of storeys
Kings Road medium density precinct	5 storeys



### The Strand precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
The Strand precinct	5 storeys

### North Ward Gateway precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
North Ward gateway precinct	8 storeys

### North Ward villages precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
North Ward villages precinct	8 storeys

### North Ward medium density precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
North Ward medium density precinct	5 storeys

### Magnetic Island medium density precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
Magnetic Island medium density precinct	2 storeys

### Picnic Bay precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
Picnic Bay precinct	2 storeys

### Nelly Bay tourist precinct

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
Nelly Bay tourist precinct	4 storeys

**Wills Street precinct**

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
Wills Street precinct	4 storeys

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

**Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone**

<b>Location</b>	<b>Number of storeys</b>
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	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy Dwelling house Dwelling unit <b>Editor's note</b> —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to <a href="#">Table 5.9.1</a> . Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	No assessment benchmarks apply
	If provided by a public sector entity	
Telecommunications facility	<b>Accepted development</b>	No assessment benchmarks apply
	If aerial cabling for broadband purposes	
Sales office	<b>Accepted development subject to requirements</b>	<a href="#">High density residential zone code</a>
Home based business	<b>Accepted development subject to requirements</b>	<a href="#">High density residential zone code</a>
	If: (a) the gross floor area does not exceed 60m <sup>2</sup> ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	
Educational establishment	<b>Accepted development subject to requirements</b>	<a href="#">High density residential zone code</a> <a href="#">Works code</a>
	If: (a) in the Flinders Street West precinct; (b) within an existing building; and (c) not involving more than minor building work.	
	<b>Assessable development - Code assessment</b>	<a href="#">High density residential zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	Otherwise	

Child care centre Community use Health care services Office Service industry Shop	<b>Assessable development - Code assessment</b>	
	If: (a) the gross floor area does not exceed 250m <sup>2</sup> ; and (b) the use is located on the ground floor.  <b>Editor's note</b> —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.	<a href="#">High density residential zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Bar	<b>Assessable development - Code assessment</b>	
	If the use is located on the ground or the first floor levels.	<a href="#">High density residential zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Food and drink outlet	<b>Assessable development - Code assessment</b>	
	If: (a) the use is located on the ground or the first floor levels; and (b) the use does not involve a drive through facility.	<a href="#">High density residential zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Multiple dwelling Residential care facility Resort complex Retirement facility Rooming accommodation Short-term accommodation	<b>Assessable development - Code assessment</b>	
	If building height does not exceed 12 storeys	<a href="#">High density residential zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Community care centre Emergency services Function facility Market	<b>Assessable development - Code assessment</b>	
		<a href="#">High density residential zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		<a href="#">The planning scheme</a>

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.5 - Rural residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house <b>Editor's note</b> —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to <a href="#">Table 5.9.1</a> . Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	No assessment benchmarks apply
	If provided by a public sector entity	
Telecommunications facility	<b>Accepted development</b>	No assessment benchmarks apply
	If aerial cabling for broadband purposes	
Cropping	<b>Accepted development</b>	No assessment benchmarks apply
	If the area of cropping does not exceed 100m <sup>2</sup>	
	<b>Assessable development - Code assessment</b>	Rural residential zone code
	Otherwise	
Roadside stall Sales office	<b>Accepted development subject to requirements</b>	Rural residential zone code
Home based business	<b>Accepted development subject to requirements</b>	Rural residential zone code
	If: (a) the gross floor area does not exceed 60m <sup>2</sup> ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	
Animal keeping <b>Editor's note</b> —Council's local laws also establish requirements regarding the keeping of animals.	<b>Accepted development subject to requirements</b>	Rural residential zone code
	If not a cattery or kennel	
<b>Assessable development - Code assessment</b>		

Emergency services		Rural residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
<b>Assessable development - Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.6 - Character residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Editor's note</b>—Building in the Character residential zone may be made assessable under the table of assessment for building work. Refer to <a href="#">Table 5.7.1</a>.</p> <p>Dual occupancy Dwelling house</p> <p><b>Editor's note</b>—This category of development and assessment may also be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to <a href="#">Table 5.9.1</a>.</p> <p>Landing</p> <p><b>Editor's note</b>—Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a>.</p> <p>Park</p>	<b>Accepted development</b>	No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	No assessment benchmarks apply
	If provided by a public sector entity	
Telecommunications facility	<b>Accepted development</b>	No assessment benchmarks apply
	If aerial cabling for broadband purposes	
Home based business	<b>Accepted development subject to requirements</b>	Character residential zone code
	If: (a) the gross floor area does not exceed 60m <sup>2</sup> ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	
<b>Assessable development - Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.7 - Neighbourhood centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Caretaker's accommodation Child care centre Community care centre Community use Dwelling unit Emergency services	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving more than minor building work	<a href="#">Neighbourhood centre zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	
Otherwise	<a href="#">Neighbourhood centre zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
Food and drink outlet	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving more than minor building work; and (b) where not involving a drive through facility.	<a href="#">Neighbourhood centre zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	
If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 500m <sup>2</sup> ; and (c) where not involving a drive through facility  <b>Editor's note</b> —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.	<a href="#">Neighbourhood centre zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
<b>Accepted development subject to requirements</b>		



<p>Health care services Office Sales office Service industry Shop Shopping centre Veterinary services</p>	<p>If in an existing building and not involving more than minor building work</p>	<p>Neighbourhood centre zone code Works code</p>
<b>Assessable development - Code assessment</b>		
	<p>If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 500m<sup>2</sup>. <b>Editor's note</b>—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 Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<b>Assessable development - Code assessment</b>		
<p>Club Educational establishment Indoor sport and recreation</p>	<p>If the gross floor area does not exceed 500m<sup>2</sup> <b>Editor's note</b>—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 Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<b>Assessable development - Code assessment</b>		
<p>Community residence Market Multiple dwelling Rooming accommodation Short-term accommodation</p>		<p>Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<b>Assessable development - Impact assessment</b>		
<p>Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use</p>	<p>The planning scheme</p>	

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

**Table 5.5.8 - Local centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
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	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving more than minor building work	<a href="#">Local centre zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	
	Otherwise	<a href="#">Local centre zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Adult store Health care services Office Market Shop Shopping centre Service industry Veterinary services	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving more than minor building work	<a href="#">Local centre zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 1000m <sup>2</sup> .  <b>Editor's note</b> —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.	<a href="#">Local centre zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving more than minor building work; and (b) where not involving a drive through facility.	<a href="#">Local centre zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	

Food and drink outlet	<p>If:</p> <p>(a) not accepted development subject to requirements; and</p> <p>(b) the gross floor area does not exceed 1000m<sup>2</sup>; and</p> <p>(c) where not involving a drive through facility.</p> <p><b>Editor's note</b>—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</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
<b>Accepted development subject to requirements</b>		
	If in an existing building and not involving more than minor building work	<p>Local centre zone code</p> <p>Works code</p>
<b>Assessable development - Code assessment</b>		
Club Educational establishment Indoor sport and recreation	<p>If:</p> <p>(a) not accepted development subject to requirements; and</p> <p>(b) gross floor area does not exceed 500m<sup>2</sup>.</p> <p><b>Editor's note</b>—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</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
<b>Assessable development - Code assessment</b>		
Bar Function facility Hotel	If in the North Ward local centre precinct	<p>Local 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>
<b>Assessable development - Impact assessment</b>		
<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 categories of development and assessment column.</p> <p>Any other undefined use.</p>		The planning scheme

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.9 - District centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	<b>Assessable development - Code assessment</b>	
Otherwise	<a href="#">District centre zone code</a> <a href="#">Telecommunications facilities and utilities code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
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	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving more than minor building work	<a href="#">District centre zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	
Otherwise	<a href="#">District centre zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
<b>Accepted development subject to requirements</b>		

Adult store Food and drink outlet Office Shop Shopping centre Service industry	If in an existing building and not involving more than minor building work	District centre zone code Works code
	<b>Assessable development - Code assessment</b>	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 4,200m <sup>2</sup> .  <b>Editor's note</b> —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.	District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Garden centre Hardware and trade supplies Showroom	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving more than minor building work	District centre zone code Works code
	<b>Assessable development - Code assessment</b>	
Garden centre Hardware and trade supplies Showroom	If not not accepted development subject to requirements and:	
	(a) in the Idalia district centre precinct; or (b) not in the Idalia district centre precinct and the gross floor area does not exceed 3,500m <sup>2</sup> .  <b>Editor's note</b> —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.	District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	<b>Assessable development - Code assessment</b>	
Parking station		District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	<b>Assessable development - Impact assessment</b>	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.10 - Major centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	<b>Assessable development - Code assessment</b>	
Otherwise	<a href="#">Major centre zone code</a> <a href="#">Telecommunications facilities and utilities code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
Bar Car wash	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving more than minor building work	<a href="#">Major centre zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	

<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  Food and drink outlet  Office  Showroom  Service industry</p>	<b>Accepted development subject to requirements</b>	
	<p>If in an existing building and not involving more than minor building work</p>	<p>Major centre zone code  Works code</p>
	<b>Assessable development - Code assessment</b>	
<p>If:  (a) not accepted development subject to requirements; and  (b) the gross floor area does not exceed 6,000m<sup>2</sup>.</p> <p><b>Editor's note</b>—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>	
	<b>Accepted development subject to requirements</b>	
	<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  Works code</p>

Shop Shopping centre	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <p>(a) not accepted development subject to requirements;</p> <p>(b) not in the Thuringowa centre support sub-precinct; and</p> <p>(c) the gross floor area does not exceed 6,000m<sup>2</sup>.</p> <p><b>Editor's note</b>—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	<b>Assessable development - Code assessment</b>	
		<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>
<b>Assessable development - Impact assessment</b>		
<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 categories of development and assessment column.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



**Table 5.5.11 - Principal centre (CBD) zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	<b>Assessable development - Code assessment</b>	
Otherwise	<a href="#">Principal centre (CBD) zone code</a> <a href="#">Telecommunications facilities and utilities code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
Adult store Bar Caretaker's accommodation Child care centre Community care centre	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving more than minor building work	<a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	

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	If not accepted development subject to requirements and: (a) not in the Civic and administration precinct; or (b) in the Civic and administration precinct and the proposed building height is 8 storeys or less.	Principal centre (CBD) zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Multiple dwelling Retirement facility Short-term accommodation	<b>Accepted development subject to requirements</b>	
	If: (a) not located at ground floor level; and (b) within an existing building and not involving more than minor building work.	Principal centre (CBD) zone code Works code
	<b>Assessable development - Code assessment</b>	
If not located at ground floor level and: (a) not in the Civic and administration precinct; or (b) in the Civic and administration precinct and the building height is 8 storeys or less.	Principal centre (CBD) zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Nightclub entertainment facility	<b>Accepted development subject to requirements</b>	
	If: (a) in the Flinders Street East precinct; and (b) within an existing building and not involving more than minor building work.	Works code
	<b>Assessable development - Code assessment</b>	
Otherwise	Principal centre (CBD) zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	

**Assessable development - Impact assessment**

Any other use not listed in this table.

Any use listed in this table and not meeting the description listed in the categories of development and assessment column.

Any other undefined use.

[The planning scheme](#)

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.12 - Specialised centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	<b>Assessable development - Code assessment</b>	
	If: (a) not accepted; 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 Community care centre Community use Dwelling unit Emergency services Indoor sport and recreation Sales office	<b>Accepted development subject to requirements</b>	
	If within an existing building and not involving more than minor building work	Works code
	<b>Assessable development - Code assessment</b>	
	Otherwise	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Community residence	<b>Assessable development - Code assessment</b>	
	If in the Bayswater Road medical precinct or the Fulham Road medical precinct	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
<b>Assessable development - Code assessment</b>		

<p>Bar Club Food and drink outlet Market Service industry</p>	<p>If: (a) not in the James Cook University-Townsville Hospital precinct and the gross floor area does not exceed 250m<sup>2</sup>; or (b) if in the James Cook University-Townsville Hospital precinct and the gross floor area does not exceed 1,000m<sup>2</sup>.</p> <p><b>Editor's note</b>—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>Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Shop Shopping centre</p>	<p><b>Assessable development - Code assessment</b></p> <p>If in the James Cook University - Townsville Hospital precinct and the gross floor area does not exceed 1,000m<sup>2</sup></p> <p><b>Editor's note</b>—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>Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Educational establishment Health care services Multiple dwelling Place of worship Research and technology industry Residential care facility Retirement facility Rooming accommodation Short-term accommodation</p>	<p><b>Assessable development - Code assessment</b></p> <p>If in the James Cook University-Townsville Hospital precinct, Bayswater Road medical precinct or Fulham Road medical precinct</p>	<p>Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Outdoor sport and recreation</p>	<p><b>Assessable development - Code assessment</b></p> <p>If in the James Cook University-Townsville Hospital precinct</p>	<p>Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Garden centre Hardware and trade supplies Showroom</p>	<p><b>Assessable development - Code assessment</b></p> <p>If in the Domain Central precinct</p>	<p>Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
	<p><b>Assessable development - Code assessment</b></p>	

Parking station		<a href="#">Specialised centre zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Impact assessment</b>		
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.	<a href="#">The planning scheme</a>	

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in 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 Townsville City Plan.

**Table 5.5.13 - Mixed use zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
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	<b>Accepted development subject to requirements</b>	
	If within an existing building and not involving more than minor building work	<a href="#">Mixed use zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	
Otherwise	<a href="#">Mixed use zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
Function facility	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Mixed use zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	

	<p>If:</p> <p>(a) not accepted development subject to requirements; and</p> <p>(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.</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>
<p>Community residence</p> <p>Multiple dwelling</p> <p>Retirement facility</p> <p>Rooming accommodation</p> <p>Short-term accommodation</p>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) not in the Charters Towers Road business precinct, CBD gateway precinct or Wotton Street precinct; and</p> <p>(b) within an existing building and not involving more than minor building work.</p>	<p>Mixed use zone code</p> <p>Works code</p>
	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <p>(a) not accepted development subject to requirements; and</p> <p>(b) not in the Charters Towers Road business precinct, CBD gateway precinct or Wotton Street 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>
<p>Adult store</p> <p>Office</p> <p>Shop</p> <p>Shopping centre</p>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) within an existing building and not involving more than minor building work; and</p> <p>(b) the gross floor area does not exceed 500m<sup>2</sup>.</p>	<p>Mixed use zone code</p> <p>Works code</p>
	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <p>(a) not accepted development subject to requirements; and</p> <p>(b) the gross floor area does not exceed 1,000m<sup>2</sup>.</p> <p><b>Editor's note</b>—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>
<b>Accepted development subject to requirements</b>		



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 500m<sup>2</sup>.</p>	<p>Mixed use zone code</p> <p>Works code</p>
	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <p>(a) not accepted development subject to requirements;</p> <p>(b) not in the Breakwater precinct; and</p> <p>(c) the gross floor area does not exceed 1,500m<sup>2</sup>.</p> <p><b>Editor's note</b>—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	<b>Assessable development - Code assessment</b>	
	<p>If 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	<b>Assessable development - Code assessment</b>	
	<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	<b>Assessable development - Code assessment</b>	
		<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>
<b>Assessable development - Impact assessment</b>		
<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 categories of development and assessment column.</p> <p>Any other undefined use.</p>	<p>The planning scheme</p>	

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.14 - Sport and recreation zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house Dual occupancy <b>Editor's note</b> —This category of development and assessment may also be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	<b>Accepted development</b>	
	If in the Balgal Beach golf course precinct	No assessment benchmarks apply
Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	<b>Assessable development - Code assessment</b>	<b>Assessable development - Code assessment</b>
Caretaker's accommodation	<b>Accepted development subject to requirements</b>	
		<a href="#">Sport and recreation zone code</a> <a href="#">Works code</a>
Community use Outdoor sport and recreation	<b>Accepted development subject to requirements</b>	
	If provided by a public sector entity	<a href="#">Sport and recreation zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	<b>Assessable development - Code assessment</b>
	<b>Accepted development subject to requirements</b>	
	If provided by a public sector entity	<a href="#">Sport and recreation zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	<b>Assessable development - Code assessment</b>

Major sport, recreation and entertainment facility	<p>If:</p> <p>(a) not accepted development subject to requirements; and</p> <p>(b) for a racecourse (horses) or ancillary activities in the Cluden precinct.</p>	<p>Sport and recreation zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Bar Club Shop	<b>Assessable development - Code assessment</b>	
	<p>If the gross floor area does not exceed 250m<sup>2</sup></p> <p><b>Editor's note</b>—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>Sport and recreation zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Food and drink outlet	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <p>(a) the gross floor area does not exceed 250m<sup>2</sup>; and</p> <p>(b) where not involving a drive through facility.</p> <p><b>Editor's note</b>—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>Sport and recreation zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Child care centre Community care centre Educational establishment Emergency services Function facility Health care services Indoor sport and recreation Market	<b>Assessable development - Code assessment</b>	
		<p>Sport and recreation zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
<b>Assessable development - Impact assessment</b>		
<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 categories of development and assessment column.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.15 - Open space zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Community use Outdoor sport and recreation	<b>Accepted development subject to requirements</b>	
	If provided by a public sector entity	<a href="#">Open space zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	
	Otherwise	<a href="#">Open space zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Club Food and drink outlet	<b>Assessable development - Code assessment</b>	
	If: (a) in the Riverway precinct; or (b) not in the Riverway precinct, and the gross floor area does not exceed 150m <sup>2</sup> .  <b>Editor's note</b> —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.	<a href="#">Open space zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Shop	<b>Assessable development - Code assessment</b>	
	If in the Riverway precinct	<a href="#">Open space zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	

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

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.16 - Community facilities zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing <i>Editor's note</i> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Caretaker's accommodation Community care centre Community residence Community use Emergency services	<b>Accepted development subject to requirements</b>	
		<a href="#">Community facilities zone code</a> <a href="#">Works code</a>
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	<b>Assessable development - Code assessment</b>	
		<a href="#">Community facilities zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Bar Club Shop	<b>Assessable development - Code assessment</b>	
	If the gross floor area does not exceed 250m <sup>2</sup> <i>Editor's note</i> —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.	<a href="#">Community facilities zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Food and drink outlet	<b>Assessable development - Code assessment</b>	
	If: (a) the gross floor area does not exceed 250m <sup>2</sup> ; and (b) where not involving a drive through facility. <i>Editor's note</i> —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.	<a href="#">Community facilities zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply

<b>Assessable development - Code assessment</b>	
Cemetery Crematorium Funeral parlour  Otherwise	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
<b>Assessable development - Impact assessment</b>	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.17 - Environmental management and conservation zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Dwelling house	<b>Assessable development - Code assessment</b>	
		<a href="#">Environmental management and conservation zone code</a> <a href="#">Works code</a>
Telecommunications facility	<b>Assessable development - Code assessment</b>	
		<a href="#">Environmental management and conservation zone code</a> <a href="#">Telecommunications facilities and utilities code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Outdoor sport and recreation	<b>Assessable development - Code assessment</b>	
		<a href="#">Environmental management and conservation zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Caretaker's accommodation Club Community care centre Community use Educational establishment Food and drink outlet Shop	<b>Assessable development - Code assessment</b>	
	If gross floor area does not exceed 100m <sup>2</sup> <b>Editor's note</b> —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.	<a href="#">Environmental management and conservation zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		<a href="#">The planning scheme</a>



**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.18 - Low impact industry zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing <i>Editor's note</i> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park Sales office	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	<b>Assessable development - Code assessment</b>	
Otherwise	<a href="#">Low impact industry zone code</a> <a href="#">Telecommunications facilities and utilities code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
Agricultural supplies store Caretaker's accommodation Emergency services Low impact industry Service industry Warehouse	<b>Accepted development subject to requirements</b>	
	If not in the Nelly Bay low impact industry precinct	<a href="#">Low impact industry zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	
If in the Nelly Bay low impact industry precinct	<a href="#">Low impact industry zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
Food and drink outlet	<b>Accepted development subject to requirements</b>	
	If: (a) not in the Nelly Bay low impact industry precinct; and (b) the gross floor area does not exceed 150m <sup>2</sup> .  <i>Editor's note</i> —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.	<a href="#">Low impact industry zone code</a> <a href="#">Works code</a>
	<b>Assessable development - Code assessment</b>	

	<p>If:</p> <p>(a) in the Nelly Bay low impact industry precinct; and</p> <p>(b) the gross floor area does not exceed 150m<sup>2</sup>.</p> <p><b>Editor's note</b>—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>Low impact industry 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>Bulk landscape supplies</p> <p>Car wash</p> <p>Garden centre</p> <p>Indoor sport and recreation</p> <p>Outdoor sales</p> <p>Research and technology industry</p> <p>Service station</p>	<b>Assessable development - Code assessment</b>	
		<p>Low impact industry zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
	<b>Assessable development - Code assessment</b>	
<p>Hardware and trade supplies</p>	<p>If involving an area for display and sales to the general public of not more than 35% of the gross floor area</p>	<p>Low impact industry zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
<b>Assessable development - Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not meeting the description listed in the categories of development and assessment column.</p> <p>Any other undefined use.</p>	<p>The planning scheme</p>	

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.19 - Medium impact industry zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park Sales office	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
	Otherwise	<b>Assessable development - Code assessment</b>
<a href="#">Telecommunications facilities and utilities code</a> <a href="#">Medium impact industry zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>		
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Otherwise	<b>Accepted development subject to requirements</b>
<a href="#">Medium impact industry zone code</a> <a href="#">Telecommunications facilities and utilities code</a> <a href="#">Works code</a>		
Caretaker's accommodation Emergency services Low impact industry Medium impact industry Research and technology industry	<b>Accepted development subject to requirements</b>	
	If not in the Roseneath medium impact industry precinct	<a href="#">Medium impact industry zone code</a> <a href="#">Works code</a>
	If in the Roseneath medium impact industry precinct	<b>Assessable development - Code assessment</b>
<a href="#">Medium impact industry zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>		
Agricultural supplies store Warehouse	<b>Accepted development subject to requirements</b>	
	If not in the Roseneath medium impact industry precinct	<a href="#">Medium impact industry zone code</a> <a href="#">Works code</a>
	Otherwise	<b>Assessable development - Code assessment</b>
<a href="#">Medium impact industry zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>		

Brothel Bulk landscape supplies Car wash Indoor sport and recreation Outdoor sales Parking station Service industry Service station Transport depot	<b>Assessable development - Code assessment</b>	
		<a href="#">Medium impact industry zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
Food and drink outlet	<b>Accepted development subject to requirements</b>	
	If gross floor area does not exceed 150m <sup>2</sup> <b>Editor's note</b> —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.	<a href="#">Medium impact industry zone code</a> <a href="#">Works code</a>
Hardware and trade supplies	<b>Assessable development - Code assessment</b>	
	If involving an area for display and sales to the general public of not more than 20% of the gross floor area	<a href="#">Medium impact industry zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	<a href="#">The planning scheme</a>	

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.20 - High impact industry zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park Sales office	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
	<b>Assessable development - Code assessment</b>	
Otherwise	<a href="#">Telecommunications facilities and utilities code</a> <a href="#">High impact industry zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>	
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	<b>Accepted development subject to requirements</b>	
Otherwise	<a href="#">High impact industry zone code</a> <a href="#">Telecommunications facilities and utilities code</a> <a href="#">Works code</a>	
Caretaker's accommodation Emergency services Medium impact industry Research and technology industry Warehouse	<b>Accepted development subject to requirements</b>	
		<a href="#">High impact industry zone code</a> <a href="#">Works code</a>
Food and drink outlet	<b>Accepted development subject to requirements</b>	
	If the gross floor area does not exceed 150m <sup>2</sup> <b>Editor's note</b> —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.	<a href="#">High impact industry zone code</a> <a href="#">Works code</a>
Extractive industry High impact industry Parking station Service station Transport depot	<b>Assessable development - Code assessment</b>	
		<a href="#">High impact industry zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>

**Assessable development - Impact assessment**

Any other use not listed in this table.

Any use listed in this table and not meeting the description listed in the categories of development and assessment column.

Any other undefined use.

[The planning scheme](#)

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.21 - Rural zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry <b>Editor's note</b> —Council's local laws also establish requirements regarding the keeping of animals. Emergency services Landing <b>Editor's note</b> —Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	No assessment benchmarks apply
Intensive horticulture	<b>Accepted development</b>	No assessment benchmarks apply
	If not a mushroom farm	
Animal keeping <b>Editor's note</b> —Council's local laws also establish requirements regarding the keeping of animals.	<b>Accepted development</b>	No assessment benchmarks apply
	If not a cattery or kennel	
	<b>Assessable development - Code assessment</b>	<a href="#">Rural zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	If a cattery or kennel in the Mixed farming precinct or Grazing precinct	
Cropping	<b>Accepted development</b>	No assessment benchmarks apply
	If other than forestry for wood production	
Community use Cemetery Crematorium	<b>Accepted development</b>	No assessment benchmarks apply
	If provided by a public sector entity	
	<b>Assessable development - Code Assessment</b>	<a href="#">Rural zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	Otherwise	
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	No assessment benchmarks apply
	If provided by a public sector entity	
	<b>Accepted development</b>	No assessment benchmarks apply
	If aerial cabling for broadband purposes	
	<b>Assessable development - Code assessment</b>	



Telecommunications facility	Otherwise	Rural zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Permanent plantation	<b>Accepted development</b>	
	If in the Mixed farming precinct or Grazing precinct and located outside of strategic cropping land or potential strategic cropping land	No assessment benchmarks apply
Caretaker's accommodation Community residence Dwelling house	<b>Accepted development subject to requirements</b>	
	If it will not result in more than two dwellings of any kind on a lot	Rural zone code
Rural workers accommodation	<b>Accepted development subject to requirements</b>	
	If accommodating no more than 15 workers	Rural zone code
	<b>Assessable development - Code assessment</b>	
	Otherwise	Rural zone code
Home based business Roadside stall	<b>Accepted development subject to requirements</b>	
		Rural zone code
Rural industry	<b>Accepted development subject to requirements</b>	
	If storing and packaging products produced on the site	Rural zone code
	<b>Assessable development - Code assessment</b>	
	Otherwise	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Extractive industry	<b>Assessable development - Code assessment</b>	
	If in an extractive resource area shown on overlay <a href="#">map OM-05</a>	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Wholesale nursery	<b>Assessable development - Code assessment</b>	
		Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	<b>Assessable development - Code assessment</b>	

Outdoor sport and recreation	<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 150m<sup>2</sup>.</p> <p><b>Editor's note</b>—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>Rural zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
<b>Assessable development - Code assessment</b>		
Aquaculture Bulk landscape supplies	If in the Mixed farming precinct or Grazing precinct	<p>Rural zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
<b>Assessable development - Impact assessment</b>		
<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 categories of development and assessment column.</p> <p>Any other undefined use.</p>		The planning scheme

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.22 - Emerging community zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry <b>Editor's note</b> —Council's local laws also establish requirements regarding the keeping of animals. Cropping Landing <b>Editor's note</b> —This Landings are separately regulated under the <a href="#">Prescribed Tidal Works Code</a> . Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Community residence Dwelling house Dual occupancy <b>Editor's note</b> —This category of development and assessment may be altered by the Flood hazard, Coastal environment and Landslide hazard overlays. Refer to <a href="#">Table 5.9.1</a> .	<b>Accepted development</b>	
	If it will not result in more than two dwellings of any kind on a lot	No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Otherwise	<b>Assessable development - Code assessment</b>
<b>Accepted development subject to requirements</b>		
Sales office		<a href="#">Emerging community zone code</a>
Home based business	<b>Accepted development subject to requirements</b>	
	If: (a) the gross floor area does not exceed 60m <sup>2</sup> ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	<a href="#">Emerging community zone code</a>
<b>Assessable development - Code assessment</b>		

Emergency services		<a href="#">Emerging community zone code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	<a href="#">The planning scheme</a>	

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.23 - Special purpose zone**

<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	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.	No assessment benchmarks apply

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## 5.6 Categories of development and assessment - Reconfiguring a lot

The following table identifies the categories of development and assessment and corresponding assessment benchmarks for assessable development and requirements for accepted development for reconfiguring a lot.

**Table 5.6.1-Reconfiguring a lot**

**Editor's note**—Refer also to [Table 5.4.2](#) for Regulated categories of development and assessment: Reconfiguring a lot and to Schedule 6 of the Regulation for Reconfiguring a lot which is accepted.

### Emerging community

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emerging community zone	<b>Assessable development - Code assessment</b>	
	If the size of each lot created is equal to or greater than 10ha	<a href="#">Emerging community zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	<b>Assessable development - Impact assessment</b>	
	Otherwise	<a href="#">The planning scheme including:</a> <a href="#">Emerging community zone code</a> <a href="#">Reconfiguring a lot code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

**Character residential**

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Character residential zone	<b>Assessable development - Code assessment</b>	
	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 <sup>2</sup> .	<a href="#">Character residential zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	<b>Assessable development - Impact assessment</b>	
	Otherwise	<a href="#">The planning scheme</a> including: <a href="#">Character residential zone code</a> <a href="#">Reconfiguring a lot code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Rural residential

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural residential zone	<b>Assessable development - Code assessment</b>	
	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 <sup>2</sup> otherwise.	<a href="#">Rural residential zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	<b>Assessable development - Impact assessment</b>	
	Otherwise	The planning scheme including: <a href="#">Rural residential zone code</a> <a href="#">Reconfiguring a lot code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.



## Low density residential

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Low density residential zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Medium density residential

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium density residential zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Medium density residential zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## High density residential

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
High density residential zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">High density residential zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Neighbourhood centre

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Neighbourhood centre zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Neighbourhood centre zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Local centre

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Local centre zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Local centre zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## District centre

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
District centre zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">District centre zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Major centre

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major centre zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Major centre zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Principal centre (CBD)

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Principal centre (CBD) zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Principal centre (CBD) zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Specialised centre

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Specialised centre zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Specialised centre zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Mixed use

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Mixed use zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Mixed use zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Community facilities

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facilities zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Community facilities zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Low impact industry

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Low impact industry zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

## Medium impact industry

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Medium impact industry zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## High impact industry

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
High impact industry zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">High impact industry zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## Special purpose

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Special purpose zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Special purpose zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## Open space

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Open space zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Open space zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
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 categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



## Sport and recreation

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and recreation zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Sport and recreation zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## Environmental management and conservation

**Table 5.6.1-Reconfiguring a lot (Part)**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environmental management and conservation zone	<b>Assessable development - Code assessment</b>	
	All	<a href="#">Environmental management and conservation zone code</a> <a href="#">Reconfiguring a lot code</a> <a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
<b>Assessable development - Code assessment</b>		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Rural

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural zone	<b>Assessable development - Code assessment</b>	
	<p>If the size of each lot created is equal to or greater than:</p> <p>(a) in the Horticulture precinct: 40ha; or</p> <p>(b) in the Mixed farming precinct:</p> <p style="padding-left: 20px;">(i) 400ha if on land to which a Water resource catchment overlay applies; or</p> <p style="padding-left: 20px;">(ii) 40ha otherwise; or</p> <p>(c) in the Grazing precinct: 400ha; or</p> <p>(d) in the Jensen precinct: 10ha; or</p> <p>(e) in the Cungulla precinct: 10ha.</p>	<p><a href="#">Rural zone code</a></p> <p><a href="#">Reconfiguring a lot code</a></p> <p><a href="#">Healthy waters code</a></p> <p><a href="#">Transport impact, access and parking code</a></p> <p><a href="#">Works code</a></p>
	<b>Assessable development - Impact assessment</b>	
	Otherwise	<p><a href="#">The planning scheme</a> including:</p> <p><a href="#">Rural zone code</a></p> <p><a href="#">Reconfiguring a lot code</a></p>
<b>Assessable development - Code assessment</b>		
<p>Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation.</p> <p>Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.</p>		

**Editor’s note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## 5.7 Categories of development and assessment - Building work

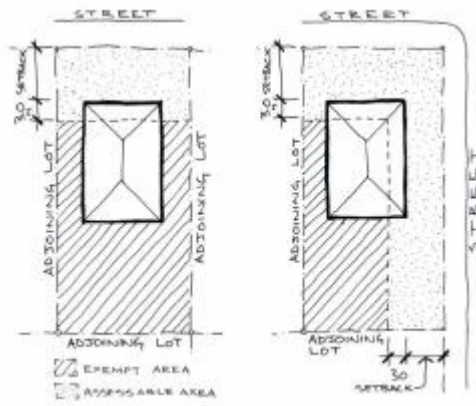
The following table identifies the categories of development and assessment and the assessment benchmarks for assessable development and requirements for accepted development for building work regulated under the planning scheme.

**Table 5.7.1 - Building work**

**Editor's note**—The planning scheme also regulates building work through the categories of development and assessment for overlays.

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Character residential zone	<b>Assessable development - Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>(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</li> <li>(b) raising or lowering a contributing character building by more than 1m; or</li> <li>(c) relocating a contributing character building within the same site; or</li> <li>(d) involving construction of a class 10a building (as defined by the <a href="#">Building Code of Australia</a>) 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</li> <li>(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.</li> </ul>	<a href="#">Character residential zone code</a>



**Assessable development - Impact assessment**

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](#)

**Accepted 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 categories of development and assessment column.

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## 5.8 Categories of development and assessment - Operational work

The following tables identify the categories of development and assessment and corresponding assessment benchmarks for assessable development and requirements for accepted development for operational work.

**Table 5.8.1 - Operational work**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	<b>Assessable development - Code assessment</b>	
	If operational works (other than filling or excavation) for the reconfiguration of a lot	<a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Reconfiguration of a lot code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	If operational works (other than filling or excavation) for a material change of use	<a href="#">Healthy waters code</a> <a href="#">Landscape code</a> <a href="#">Transport impact, access and parking code</a> <a href="#">Works code</a>
	If filling and excavation: (a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or (b) involving: (i) a depth exceeding 1m; or (ii) a volume of 100m <sup>3</sup> or more.	<a href="#">Healthy waters code</a> <a href="#">Works code</a>
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in 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	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	

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
	<b>Assessable development - Code assessment</b>	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Local centre zone

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Local centre zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
<b>Assessable development - Code assessment</b>		
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Exempt development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		



**District centre zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
District centre zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
<b>Assessable development - Code assessment</b>		
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Exempt development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Major centre zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major centre zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		

Any other operational work not listed in this table.

Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Principal centre (CBD) zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Exempt</b>	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) if in the Flinders Street East precinct: (i) a commercial flag; or (ii) a footway sign; or (iii) a street furniture sign; or (c) 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.	
	<b>Accepted development subject to requirements</b>	

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
	<b>Assessable development - Code assessment</b>	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
<b>Exempt development</b>		
<p>Any other operational work not listed in this table.</p> <p>Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.</p>		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Specialised centre zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Specialised centre zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Exempt development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Mixed use zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Mixed use zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Community facilities zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facilities zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Environmental management and conservation zone**

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

<b>Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Environmental management and conservation zone	<b>Assessable development - Code assessment</b>	
	All advertising devices listed in Table 9.3.1.3(b)	<a href="#">Advertising devices code</a>
<b>Accepted development</b>		
<p>Any other operational work not listed in this table.</p> <p>Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.</p>		

**Editor’s note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



**Low impact industry zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Medium impact industry zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor’s note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## High impact industry zone

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
High impact industry zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Special purpose zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Special purpose zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor’s note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Open space zone

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Open space zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Low density residential zone**

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

<b>Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Low density residential zone	<b>Accepted development</b>	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	<b>Accepted development subject to requirements</b>	
	If a fence sign or a wall sign for a Home based business	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Medium density residential zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium density residential zone	<b>Accepted development</b>	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	<b>Accepted development subject to requirements</b>	
	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
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## High density residential zone

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
High density residential zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Accepted development subject to requirements</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
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.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



**Character residential zone**

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

<b>Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Character residential zone	<b>Accepted development</b>	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	<b>Accepted development subject to requirements</b>	
	If a fence sign or a wall sign for a home based business	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Rural residential zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural residential zone	<b>Accepted development</b>	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	<b>Accepted development subject to requirements</b>	
	If a fence sign or a wall sign for a home based business	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Emerging community zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emerging community zone	<b>Accepted development</b>	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	<b>Accepted development subject to requirements</b>	
	If a fence sign or a wall sign for a Home based business	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Rural zone

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural zone	<b>Accepted development</b>	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	<b>Accepted development subject to requirements</b>	
	(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
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
<b>Accepted development</b>		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

**Editor’s note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Sport and recreation zone**

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

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and recreation zone	<b>Accepted development</b>	
	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.	
	<b>Accepted development subject to requirements</b>	
	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.	<a href="#">Advertising devices code</a>
	<b>Assessable development - Code assessment</b>	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	<a href="#">Advertising devices code</a>	
<b>Accepted development</b>		

Any other operational work not listed in this table.

Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.

**Editor's note**—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## 5.9 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development and assessment from that stated in a zone and the relevant assessment benchmarks.

### Airport environs overlay

**Table 5.9.1 - Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Airport environs overlay</b>		
<p>Any material change of use, reconfiguring a lot or operational work within:</p> <p>(a) the airport’s operational airspace shown on overlay <a href="#">Map OM-01.1</a>; or</p> <p>(b) the lighting area buffer zones shown on overlay <a href="#">Map OM-01.5</a>; or</p> <p>(c) aviation facilities’ buffers areas shown on overlay <a href="#">Map OM-01.3</a>.</p>	No change to the category of development and assessment	<p><a href="#">Airport environs overlay code</a> where the development is accepted development subject to requirements or assessable development under the categories of development and assessment for the relevant zone.</p> <p><b>Editor’s note</b>—This overlay code is applicable to accepted development subject to requirements development.</p>
<p>Any material change of use:</p> <p>(a) within 13km of an airport runway shown on overlay <a href="#">Map OM-01.2</a>; or</p> <p>(b) within a public safety area shown on overlay <a href="#">Map OM-01.2</a>.</p>	No change to the category of development and assessment	<p><a href="#">Airport environs overlay code</a> where the development is accepted development subject to requirements or assessable development under the categories of development and assessment for the relevant zone.</p>
<p>Any material change of use above the 20 ANEF contour shown on overlay <a href="#">Map OM-01.4</a> for:</p> <p>(a) Dwelling house; or</p> <p>(b) Dual occupancy.</p>	Accepted development subject to requirements.	<p><a href="#">Airport environs overlay code</a></p>
<p>Any other material change of use above the 20 ANEF contour shown on overlay <a href="#">Map OM-01.4</a>.</p>	No change to the category of development and assessment	<p><a href="#">Airport environs overlay code</a> where the development is accepted development subject to requirements or assessable development under the categories of development and assessment for the relevant zone.</p>

**Bushfire hazard overlay (high hazard area)**

**Table 5.9.1 - Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Bushfire hazard overlay (high hazard area)</b>		
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.	Assessable development - impact assessable	<a href="#">Bushfire hazard overlay code</a>
Any other material change of use	No change to the category of development and assessment	<a href="#">Bushfire hazard overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone. <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements development.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Bushfire hazard overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.



## Bushfire hazard overlay (medium hazard area)

**Table 5.9.1 - Assessment benchmarks for overlays**

<b>Development</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Bushfire hazard overlay (medium hazard area)</b>		
Any material change of use	No change to the category of development and assessment	<a href="#">Bushfire hazard overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone. <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements development.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Bushfire hazard overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.

## Coastal environment overlay

**Table 5.9.1 - Assessment benchmarks for overlays**

<b>Development</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Coastal environment overlay</b>		
Material change of use for: (a) Dwelling house; or (b) Community residence.	Accepted development subject to requirements.	<a href="#">Coastal environment overlay code</a>
Material change of use for a Dual occupancy	Assessable development - code assessment	<a href="#">Coastal environment overlay code</a>
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.	Accepted development subject to requirements.	<a href="#">Coastal environment overlay code</a>
Any other material change of use	No change to the category of development and assessment	<a href="#">Coastal environment overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Coastal environment overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.
Operational work	No change to the category of development and assessment	<a href="#">Coastal environment overlay code</a> where the development is assessable development under the categories of development and assessment for operational work.

## Cultural heritage overlay

### On a heritage place

**Table 5.9.1 - Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Cultural heritage overlay</b>		
<b>On a heritage place</b>		
Building work where an 'Exemption Certificate' has been issued for work under Section 75 of the <a href="#">Queensland Heritage Act 1992</a>	Accepted development	No assessment benchmarks applicable
Material change of use	No change to the category of development and assessment	<a href="#">Cultural heritage overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone. <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements development.
Building work, where involving the total demolition or relocation of a heritage place	Assessable development - impact assessment	<a href="#">Cultural heritage overlay code</a>
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	Assessable development - code assessment	<a href="#">Cultural heritage overlay code</a>
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	Assessable development - code assessment	<a href="#">Cultural heritage overlay code</a>
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Cultural heritage overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.

## Cultural heritage overlay

### Adjoining a heritage place

**Table 5.9.1 - Assessment criteria for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Cultural heritage overlay</b>		
Adjoining a heritage place		
Material change of use	No change to the category of development and assessment	<a href="#">Cultural heritage overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone. <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements development.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Cultural heritage overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.

## Natural assets overlay

**Table 5.9.1 - Assessment benchmark for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Natural assets overlay</b>		
Material change of use	No change to the category of development and assessment	<a href="#">Natural assets overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone. <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Natural assets overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.
Operational work being clearing of vegetation	Assessable development - code assessment if: (a) within an urban area; (b) not associated with an assessable development material change of use or reconfiguration of a lot; and (c) in the very high importance area shown on the overlay <a href="#">map OM-08</a> . <b>Editor's note</b> — Urban area has the same meaning as in the Regulations.	<a href="#">Natural assets overlay code</a>

Any other operational work	No change to the category of development and assessment	<a href="#">Natural assets overlay code</a> where the development is assessable development under the categories of development and assessment for operational work. <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements development.
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### Extractive resources overlay

**Table 5.9.1 - Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Extractive resources overlay</b>		
Material change of use	No change to the category of development and assessment	<a href="#">Extractive resources overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone. <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Extractive resources overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.

### Flood hazard overlay (high and medium hazard areas)

**Table 5.9.1 - Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Flood hazard overlay (high and medium hazard areas)</b>		
<b>Note</b> —to avoid any doubt, the term medium hazard area includes areas shown on the <a href="#">overlay maps</a> as medium hazard — further investigation areas.		
Material change of use for a telecommunications facility	Assessable development - code assessment	<a href="#">Flood hazard overlay code</a>
Material change of use for: (a) Dwelling house; or (b) Dual occupancy; or (c) Community residence.	Accepted development subject to requirements	<a href="#">Flood hazard overlay code</a>
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.	Assessable development - code assessment	<a href="#">Flood hazard overlay code</a>

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.	Accepted development subject to requirements	<a href="#">Flood hazard overlay code</a>
Any other material change of use	No change to the category of development and assessment	<a href="#">Flood hazard overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone. <b>Editor's note</b> —This overlay code is applicable to accepted development subject to requirements identified in the categories of development and assessment for the relevant zone.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Flood hazard overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.
Operational Works involving filling or excavation of more than 10m <sup>3</sup> of material	Code assessment	<a href="#">Flood hazard overlay code</a>
Any other operational works	No change to the category of development and assessment	<a href="#">Flood hazard overlay code</a> where the development is assessable development under the categories of development and assessment for operational works.

#### Flood hazard overlay (low hazard area)

**Table 5.9.1 - Assessment benchmarks for overlays**

<b>Development</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Flood hazard overlay (low hazard area)</b>		
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.	Assessable development - code assessment	<a href="#">Flood hazard overlay code</a>

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

**Table 5.9.1 - Assessment benchmarks for overlays**

<b>Development</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Landslide hazard overlay (high and potential debris flow hazard areas or slope angle greater than 23 degrees)</b>		
Material change of use for: (a) Dwelling house; or (b) Dual occupancy.	Assessable development - code assessment	<a href="#">Landslide hazard overlay code</a>
Any other material change of use	No change to the category of development and assessment	<a href="#">Landslide hazard overlay code</a> where the development is assessable development under the categories of development and assessment for the relevant zone. <b>Editor's note</b> -This overlay code is not applicable to accepted development subject to requirements.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Landslide hazard overlay code</a> where the development is assessable development under the categories of development and assessment for the reconfiguration of a lot.
Operational work	No change to the category of development and assessment	<a href="#">Landslide hazard overlay code</a> where the development is assessable under the table of assessment for operational work. <b>Editor's note</b> -This overlay code is not applicable to Accepted development subject to requirements development.

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

**Table 5.9.1 - Assessment benchmarks for overlays**

<b>Development</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Landslide hazard overlay (very low, low and medium hazard areas)</b>		
Material change of use	No change to the category of development and assessment	<a href="#">Landslide hazard overlay code</a> where the development is assessable under the table of assessment for the relevant zone <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements development.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Landslide hazard overlay code</a> where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to the category of development and assessment	<a href="#">Landslide hazard overlay code</a> where the development is assessable under the table of assessment for operational work <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements development.

## Water resource catchment overlay

**Table 5.9.1 - Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Water resource catchment overlay</b>		
Material change of use for a Dwelling house	Accepted development subject to requirements	<a href="#">Water resource catchment overlay code</a>
Any other material change of use	No change to the category of development and assessment	<a href="#">Water resource catchment overlay code</a> <b>Editor's note</b> —This overlay code is applicable to accepted development subject to requirements.
Reconfiguration of a lot	No change to the category of development and assessment	<a href="#">Water resource catchment overlay code</a> where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.
Operational works	No change to the category of development and assessment	<a href="#">Water resource catchment overlay code</a> where the development is assessable development under the categories of development and assessment for operational works. <b>Editor's note</b> —This overlay code is not applicable to accepted development subject to requirements operational work.

**Note**—Some overlays may only be included for information purposes. This should not change the category of development and assessment or assessment benchmarks 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.