

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 unit Editor's note —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1 . Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Dwelling house Editor's note —This level of assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1 .	Accepted development	
	If not a Secondary dwelling	
	Accepted development subject to requirements	
	If a Secondary dwelling	Low density residential zone code
Dual occupancy Editor's note —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1 .	Accepted development	
	If not in the Stables precinct	No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply

Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Caretaker's accommodation	Accepted development subject to requirements	
	If located in the Stables precinct and associated with a stables use on the same site.	Low density residential zone code Works code
	Assessable development - Code-assessment	
Caretaker's accommodation	If:	Low density residential zone code Healthy waters code
	(a) not Accepted development subject to requirements; and (b) in the Stables precinct.	Landscape code Transport impact, access and parking code Works code
Sales office	Accepted development subject to requirements	
		Low density residential zone code
Animal keeping Editor's note —Council's local laws also establish requirements regarding the keeping of animals.	Accepted development subject to requirements	
	If a stable and in the Stables precinct	Low density residential zone code
Home based business	Accepted development subject to requirements	
	If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Low density residential zone code
Emergency services	Assessable development - Code assessment	
		Low density residential 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 5.5.2 - Medium density residential zone

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

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

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

Location	Number of storeys
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

Location	Number of storeys
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

Location	Number of storeys
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

Location	Number of storeys
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

Location	Number of storeys
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

Location	Number of storeys
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

Location	Number of storeys
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

Location	Number of storeys
Wills Street precinct	4 storeys

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

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

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

Table 5.5.4 - High density residential zone

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

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Dwelling house Editor's note —This level of assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1 .	Accepted development	
	If not a Secondary dwelling	
	Accepted development subject to requirements	
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Cropping	Accepted development	
	If the area of cropping does not exceed 100m ²	No assessment benchmarks apply
	Assessable development - Code assessment	
Roadside stall Sales office	Accepted development subject to requirements	
		Rural residential zone code
Home based business	Accepted development subject to requirements	
	If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Rural residential zone code
Animal keeping Editor's note —Council's local laws also establish requirements regarding the keeping of animals.	Accepted development subject to requirements	
	If not a cattery or kennel	Rural residential zone code
Emergency services	Assessable development - Code assessment	
		Rural residential 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 5.5.6 - Character residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p>Editor's note—Building in the Character residential zone may be made assessable under the table of assessment for building work. Refer to Table 5.7.1.</p> <p>Dual occupancy</p> <p>Editor's note—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.</p> <p>Landing</p> <p>Editor's note—Landings are separately regulated under the Prescribed Tidal Works Code.</p> <p>Park</p>	Accepted development	
		No assessment benchmarks apply
<p>Dwelling house</p> <p>Editor's note—This level of assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.</p>	Accepted development	
	If not a Secondary dwelling	
	Accepted development subject to requirements	
	If a Secondary dwelling	Character residential zone code
<p>Major electricity infrastructure</p> <p>Substation</p> <p>Utility installation</p>	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
<p>Telecommunications facility</p>	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
<p>Home based business</p>	Accepted development subject to requirements	
	<p>If:</p> <p>(a) the gross floor area does not exceed 60m²; and</p> <p>(b) the use is contained within an existing domestic outbuilding or dwelling.</p>	Character residential zone code
Assessable development - Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the 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 5.5.7 - Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	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	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	Neighbourhood centre zone code Works code
	Assessable development - Code assessment	
	Otherwise	Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	Accepted development subject to requirements	
	If: (a) in an existing building and not involving more than minor building work; and (b) where not involving a drive through facility.	Neighbourhood centre zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 500m ² ; and (c) where not involving a drive through facility Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Accepted development subject to requirements		

<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>
Assessable development - Code assessment		
	<p>If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 500m². Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
Assessable development - Code assessment		
<p>Club Educational establishment Indoor sport and recreation</p>	<p>If the gross floor area does not exceed 500m² Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
Assessable development - Code assessment		
<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>
Assessable development - Impact assessment		
<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 Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	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	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	Local centre zone code Works code
	Assessable development - Code assessment	
Adult store Health care services Office Market Shop Shopping centre Service industry Veterinary services	Otherwise	Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	Local centre zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 1000m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	
	If: (a) in an existing building and not involving more than minor building work; and (b) where not involving a drive through facility.	Local centre zone code Works code
	Assessable development - Code assessment	

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 1000m²; and</p> <p>(c) where not involving a drive through facility.</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Local centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Club Educational establishment Indoor sport and recreation	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	<p>Local centre zone code</p> <p>Works code</p>
	Assessable development - Code assessment	
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>
	Assessable development - Code assessment	
Assessable development - Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the 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 5.5.9 - District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	District centre zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Car wash Caretaker's accommodation Child care centre Community care centre Community residence Community use Club Dwelling unit Educational establishment Emergency services Health care services Hotel Function facility Funeral parlour Indoor sport and recreation Market Multiple dwelling Place of worship Retirement facility Rooming accommodation Sales office Service station Short-term accommodation Veterinary services	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	District centre zone code Works code
	Assessable development - Code assessment	
	Otherwise	District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Accepted development subject to requirements		

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
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 4,200m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Garden centre Hardware and trade supplies Showroom	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	District centre zone code Works code
	Assessable development - Code assessment	
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 ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	
Parking station		District centre 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 5.5.10 - Major centre zone

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

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

Shop Shopping centre	Assessable development - Code assessment	
	<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 6,000m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Major centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Parking station	Assessable development - Code assessment	
		<p>Major centre zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Assessable development - Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the 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 Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Otherwise	Assessable development - Code assessment
Assessable development - Code assessment		
Adult store Bar Caretaker's accommodation Child care centre Community care centre	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	Works code
	Assessable development - Code assessment	

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	Accepted development subject to requirements	
	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
	Assessable development - Code assessment	
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	Accepted development subject to requirements	
	If: (a) in the Flinders Street East precinct; and (b) within an existing building and not involving more than minor building work.	Works code
	Assessable development - Code assessment	
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 Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
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	Accepted development subject to requirements	
	If within an existing building and not involving more than minor building work	Works code
	Assessable development - Code assessment	
Otherwise	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Community residence	Assessable development - Code assessment	
	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
Assessable development - Code assessment		

<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 250m²; or (b) if in the James Cook University-Townsville Hospital precinct and the gross floor area does not exceed 1,000m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code</p>
<p>Shop Shopping centre</p>	<p>Assessable development - Code assessment</p> <p>If in the James Cook University - Townsville Hospital precinct and the gross floor area does not exceed 1,000m²</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<p>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>Assessable development - Code assessment</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>Assessable development - Code assessment</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>Assessable development - Code assessment</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>Assessable development - Code assessment</p>	

Parking station		Specialised centre 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 level of 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.

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 Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	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	Accepted development subject to requirements	
	If within an existing building and not involving more than minor building work	Mixed use zone code Works code
	Assessable development - Code assessment	
Otherwise	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Function facility	Accepted development subject to requirements	
	If: (a) in the Magnetic Island villages precinct, Nelly Bay gateway precinct, Arcadia Central precinct, South Townsville Railyards and Dean Park precinct, King Street quarter precinct or Breakwater precinct; and (b) in an existing building and not involving more than minor building work.	Mixed use zone code Works code
	Assessable development - Code assessment	

	<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>	Accepted development subject to requirements	
	<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>
	Assessable development - Code assessment	
	<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>	Accepted development subject to requirements	
	<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 500m².</p>	<p>Mixed use zone code</p> <p>Works code</p>
	Assessable development - Code assessment	
	<p>If:</p> <p>(a) not accepted development subject to requirements; and</p> <p>(b) the gross floor area does not exceed 1,000m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing 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>
Accepted development subject to requirements		

Hardware and trade supplies Showroom	<p>If:</p> <p>(a) not in the Breakwater precinct;</p> <p>(b) within an existing building and not involving more than minor building work; and</p> <p>(c) the gross floor area does not exceed 500m².</p>	<p>Mixed use zone code</p> <p>Works code</p>
	Assessable development - Code assessment	
	<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 1,500m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	<p>Mixed use zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
Car wash Garden centre Outdoor sales Parking station Service station	Assessable development - Code assessment	
	If not in the Breakwater precinct	<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	Assessable development - Code assessment	
	If in the South Townsville Railyards and Dean Park precinct	<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	Assessable development - Code assessment	
		<p>Mixed use zone code</p> <p>Healthy waters code</p> <p>Landscape code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
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 5.5.14 - Sport and recreation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house Dual occupancy Editor's note —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.	Accepted development	
	If in the Balgal Beach golf course precinct	No assessment benchmarks apply
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
Otherwise	Sport and recreation zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Caretaker's accommodation	Accepted development subject to requirements	
		Sport and recreation zone code Works code
Community use Outdoor sport and recreation	Accepted development subject to requirements	
	If provided by a public sector entity	Sport and recreation zone code Works code
	Assessable development - Code assessment	
	Otherwise	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	
	If provided by a public sector entity	Sport and recreation zone code Works code
	Assessable development - Code assessment	

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	Assessable development - Code assessment	
	<p>If the gross floor area does not exceed 250m²</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	<p>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	Assessable development - Code assessment	
	<p>If:</p> <p>(a) the gross floor area does not exceed 250m²; and</p> <p>(b) where not involving a drive through facility.</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	<p>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	Assessable development - Code assessment	
		<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>
Motor sport facility	Assessable development - Code assessment	
	<p>If located in the Lansdown motor sport facility 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>
Assessable development - Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the 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 Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Community use Outdoor sport and recreation	Accepted development subject to requirements	
	If provided by a public sector entity	Open space zone code Works code
	Assessable development - Code assessment	
	Otherwise	Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Club Food and drink outlet	Assessable development - Code assessment	
	If: (a) in the Riverway precinct; or (b) not in the Riverway precinct, and the gross floor area does not exceed 150m ² . Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Shop	Assessable development - Code assessment	
	If in the Riverway precinct	Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

Community care centre Market		Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 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 Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Caretaker's accommodation Community care centre Community residence Community use Emergency services	Accepted development subject to requirements	
		Community facilities zone code Works code
Child care centre Educational establishment Health care services Indoor sport and recreation Market Outdoor sport and recreation Place of worship Retirement facility Residential care facility Rooming accommodation	Assessable development - Code assessment	
		Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Club Shop	Assessable development - Code assessment	
	If the gross floor area does not exceed 250m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	Assessable development - Code assessment	
	If: (a) the gross floor area does not exceed 250m ² ; and (b) where not involving a drive through facility. Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply

Assessable development - Code assessment	
Cemetery Crematorium Funeral parlour	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Otherwise	
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 5.5.17 - Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Dwelling house	Assessable development - Code assessment	
		Environmental management and conservation zone code Works code
Telecommunications facility	Assessable development - Code assessment	
		Environmental management and conservation zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Outdoor sport and recreation	Assessable development - Code assessment	
		Environmental management and conservation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Caretaker's accommodation Club Community care centre Community use Educational establishment Food and drink outlet Shop	Assessable development - Code assessment	
	If gross floor area does not exceed 100m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Environmental management and conservation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
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 5.5.18 - 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 Prescribed Tidal Works Code . Park Sales office	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
Otherwise	Low impact industry zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Agricultural supplies store Caretaker's accommodation Emergency services Low impact industry Service industry Warehouse	Accepted development subject to requirements	
	If not in the Nelly Bay low impact industry precinct	Low impact industry zone code Works code
	Assessable development - Code assessment	
If in the Nelly Bay low impact industry precinct	Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code	
Food and drink outlet	Accepted development subject to requirements	
	If: (a) not in the Nelly Bay low impact industry precinct; and (b) the gross floor area does not exceed 150m ² . <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.	Low impact industry zone code Works code
	Assessable development - Code assessment	

	<p>If:</p> <p>(a) in the Nelly Bay low impact industry precinct; and</p> <p>(b) the gross floor area does not exceed 150m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	<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>	Assessable development - Code assessment	
		<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>Hardware and trade supplies</p>	Assessable development - Code assessment	
	<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>
Assessable development - Impact assessment		
<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 Editor's note—Landings are separately regulated under the Prescribed Tidal Works Code . Park Sales office	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
	Otherwise	Assessable development - Code assessment
Telecommunications facilities and utilities code Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code		
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Otherwise	Accepted development subject to requirements
Medium impact industry zone code Telecommunications facilities and utilities code Works code		
Caretaker's accommodation Emergency services Low impact industry Medium impact industry Research and technology industry	Accepted development subject to requirements	
	If not in the Roseneath medium impact industry precinct	Medium impact industry zone code Works code
	If in the Roseneath medium impact industry precinct	Assessable development - Code assessment
Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code		
Agricultural supplies store Warehouse	Accepted development subject to requirements	
	If not in the Roseneath medium impact industry precinct	Medium impact industry zone code Works code
	Otherwise	Assessable development - Code assessment
Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code		

Brothel Bulk landscape supplies Car wash Indoor sport and recreation Outdoor sales Parking station Service industry Service station Transport depot	Assessable development - Code assessment	
		Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	Accepted development subject to requirements	
	If gross floor area does not exceed 150m ² Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Medium impact industry zone code Works code
Hardware and trade supplies	Assessable development - Code assessment	
	If involving an area for display and sales to the general public of not more than 20% of the gross floor area	Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
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 5.5.20 - High impact industry zone

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

Food and drink outlet	<p>If the gross floor area does not exceed 150m²</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	<p>High impact industry zone code</p> <p>Works code</p>
Assessable development - Code assessment		
<p>Extractive industry</p> <p>High impact industry</p> <p>Parking station</p> <p>Service station</p> <p>Transport depot</p>		<p>High 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>
Assessable development - Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the 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 5.5.21 - Rural zone

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

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	Accepted development	
	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	Accepted development subject to requirements	
	If it will not result in more than two dwellings of any kind on a lot	Rural zone code
Rural workers accommodation	Accepted development subject to requirements	
	If accommodating no more than 15 workers	Rural zone code
	Assessable development - Code assessment	
	Otherwise	Rural zone code
Home based business Roadside stall	Accepted development subject to requirements	
		Rural zone code
Rural industry	Accepted development subject to requirements	
	If storing and packaging products produced on the site	Rural zone code
	Assessable development - Code assessment	
	Otherwise	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Extractive industry	Assessable development - Code assessment	
	If in an extractive resource area shown on overlay map OM-05	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Wholesale nursery	Assessable development - Code assessment	
		Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

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 150m².</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</p>	<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>
Assessable development - Code assessment		
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>
Assessable development - Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the 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 Editor's note —Council's local laws also establish requirements regarding the keeping of animals. Cropping Landing Editor's note —This Landings are separately regulated under the Prescribed Tidal Works Code . Park	Accepted development	
		No assessment benchmarks apply
Community residence Dwelling house Dual occupancy Editor's note —This category of development and assessment may be altered by the Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1 .	Accepted development	
	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	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Otherwise	Assessable development - Code assessment
Emerging community zone code Healthy waters code Landscape code Telecommunications facilities and utilities code Transport impact, access and parking code Works code		
Sales office	Accepted development subject to requirements	
		Emerging community zone code
Home based business	Accepted development subject to requirements	
	If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Emerging community zone code
Assessable development - Code assessment		

Emergency services		Emerging community 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 5.5.23 - Special purpose zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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	Assessable development - Code assessment	
	If: (a) the size of each lot created is equal to or greater than 10ha; or (b) in the Burdell precinct.	Emerging community zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Impact assessment	
	Otherwise	The planning scheme including: Emerging community zone code Reconfiguring a lot code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	If: (a) not in the Inter-war to 1950s asymmetrical gable precinct, the Interwar gables and Queensland bungalows precinct, or the Queenslanders precinct; or (b) in the Inter-war to 1950s asymmetrical gable precinct or the Interwar gables and Queensland bungalows precinct or the Queenslanders precinct and the size of each lot created is equal to or greater than 500m ² .	Character residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Impact assessment	
	Otherwise	The planning scheme including: Character residential zone code Reconfiguring a lot code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	If the size of each lot created is equal to or greater than: (a) 4ha (if on land to which a Water resource catchment overlay applies); or (b) 4,000m ² otherwise.	Rural residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Impact assessment	
	Otherwise	The planning scheme including: Rural residential zone code Reconfiguring a lot code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Low density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Medium density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	High density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Neighbourhood centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Local centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	District centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Major centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Principal centre (CBD) zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Specialised centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Mixed use zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Community facilities zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Low impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Medium impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	High impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Special purpose zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Open space zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the 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	Assessable development - Code assessment	
	All	Sport and recreation zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	All	Environmental management and conservation zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
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	Assessable development - Code assessment	
	<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>Rural zone code</p> <p>Reconfiguring a lot code</p> <p>Healthy waters code</p> <p>Transport impact, access and parking code</p> <p>Works code</p>
	Assessable development - Impact assessment	
	Otherwise	<p>The planning scheme including:</p> <p>Rural zone code</p> <p>Reconfiguring a lot code</p>
Assessable development - Code assessment		
<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

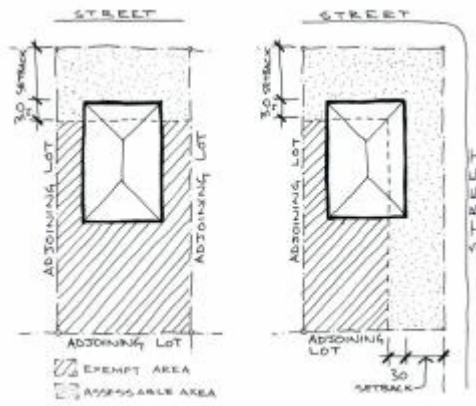
The following table identifies the categories of development and assessment and the assessment benchmarks for assessable development and requirements for accepted development for building work regulated under the planning scheme.

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	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> (a) involving partial demolition, external alteration, extension (including minor building work and the construction of a class 10a building (as defined by the Building Code of Australia)), to a contributing character building where all or part of the work is in front of or within a depth of 3m from the facade facing any street; or (b) raising or lowering a contributing character building by more than 1m; or (c) relocating a contributing character building within the same site; or (d) involving construction of a class 10a building (as defined by the Building Code of Australia) on the site of a non-contributing property, where all or part of the work is in front of, or within a depth of 3m from the main building façade facing any street; or (e) construction of any new class 1a or class 2 building (as defined by the Building Code of Australia) on either a contributing or non-contributing character site, unless on a rear lot. 	Character residential zone code



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	Assessable development - Code assessment	
	If operational works (other than filling or excavation) for the reconfiguration of a lot	Healthy waters code Landscape code Reconfiguration of a lot code Transport impact, access and parking code Works code
	If operational works (other than filling or excavation) for a material change of use	Healthy waters code Landscape code Transport impact, access and parking code Works code
	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 ³ or more.	Healthy waters code Works code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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
	Accepted development	
	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.	
	Accepted development subject to requirements	

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

Any other operational work not listed in this table.

Any operational work listed in this table and not meeting the description listed in the 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
	Exempt	
	If: <ul style="list-style-type: none"> (a) any advertising device located internally within a building and not generally visible from outside; or (b) if in the Flinders Street East precinct: <ul style="list-style-type: none"> (i) a commercial flag; or (ii) a footway sign; or (iii) a street furniture sign; or (c) otherwise: <ul style="list-style-type: none"> (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. 	
	Accepted development subject to requirements	

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
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Exempt development		
<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	Accepted development	
	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.	
	Accepted development subject to requirements	
	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
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	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.	
	Accepted development subject to requirements	
	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
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	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.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a blind/canopy sign; or (e) a bunting; or (f) a commercial flag; or (g) a fence sign; or (h) a ground sign; or (i) a hamper sign; or (j) a panel sign; or (k) a projecting sign; or (l) a stallboard sign; or (m) an under-awning sign; or (n) a wall sign; or (o) a window sign.	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environmental management and conservation zone	Assessable development - Code assessment	
	All advertising devices listed in Table 9.3.1.3(b)	Advertising devices code
Accepted development		
<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	Accepted development	
	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.	
	Accepted development subject to requirements	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	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.	
	Accepted development subject to requirements	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	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.	
	Accepted development subject to requirements	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	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.	
	Accepted development subject to requirements	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	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.	
	Accepted development subject to requirements	
	If: (a) a blind/canopy sign; or (b) a commercial flag; or (c) a hamper sign; or (d) a stallboard sign; or (e) an under-awning sign; or (f) a window sign.	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	Accepted development	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If a fence sign or a wall sign for a Home based business	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	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
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	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.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a fence sign; or (e) a ground sign; or (f) a panel sign; or (g) a projecting sign; or (h) a roof sign; or (i) an under-awning sign; or (j) a wall sign.	Advertising devices code
	Accepted development subject to requirements	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in the table and not complying with the criteria in the level of assessment column.		

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)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Character residential zone	Accepted development	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If a fence sign or a wall sign for a home based business	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
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	Accepted development	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If a fence sign or a wall sign for a home based business	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If a fence sign or a wall sign for a Home based business	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	(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
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 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	Accepted development	
	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.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a bunting; or (e) a fence sign; or (f) a ground sign; or (g) a panel sign; or (h) a projecting sign; or (i) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code	
Accepted development		

Any other operational work not listed in this table.

Any operational work listed in this table and not meeting the description listed in the 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.

Table 5.9.1-Assessment benchmarks for overlays

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
Airport environs overlay		
<p>Any material change of use, reconfiguring a lot or operational work within:</p> <p>(a) the airport’s operational airspace shown on overlay Map OM-01.1; or</p> <p>(b) the lighting area buffer zones shown on overlay Map OM-01.5; or</p> <p>(c) aviation facilities’ buffers areas shown on overlay Map OM-01.3.</p>	<p>No change to the category of development and assessment</p>	<p>Airport environs overlay code 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>Editor’s note—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 Map OM-01.2; or</p> <p>(b) within a public safety area shown on overlay Map OM-01.2.</p>	<p>No change to the category of development and assessment</p>	<p>Airport environs overlay code 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 Map OM-01.4 for:</p> <p>(a) Dwelling house; or</p> <p>(b) Dual occupancy.</p>	<p>Accepted development subject to requirements.</p>	<p>Airport environs overlay code</p>
<p>Any other material change of use above the 20 ANEF contour shown on overlay Map OM-01.4.</p>	<p>No change to the category of development and assessment</p>	<p>Airport environs overlay code 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
Bushfire hazard overlay (high hazard area)		
Material change of use for: (a) Child care centre; or (b) Detention facility; or (c) Educational establishment; or (d) Emergency services; or (e) Hospital; or (f) Industry activities involving manufacture or storage of hazardous materials in bulk; or (g) Multiple dwelling; or (h) Residential care facility; or (i) Retirement facility; or (j) Relocatable home park; or (k) Rooming accommodation; or (l) Shopping centre; or (m) Short-term accommodation; or (n) Telecommunications facility; or (o) Tourist park; or (p) Tourist attraction; or (q) Transport depot; or (r) Utility installation.	Assessable development - impact assessable	Bushfire hazard overlay code
Any other material change of use	No change to the category of development and assessment	Bushfire hazard overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. Editor's note —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	Bushfire hazard overlay code 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

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bushfire hazard overlay (medium hazard area)		
Any material change of use	No change to the category of development and assessment	Bushfire hazard overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. Editor's note —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	Bushfire hazard overlay code 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

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Coastal environment overlay		
Material change of use for: (a) Dwelling house; or (b) Community residence.	Accepted development subject to requirements.	Coastal environment overlay code
Material change of use for a Dual occupancy	Assessable development - code assessment	Coastal environment overlay code
Building work involving the lowering of floor levels or enclosure of a ground floor storey on an existing: (a) Dwelling house; or (b) Dual occupancy; or (c) Community residence.	Accepted development subject to requirements.	Coastal environment overlay code
Any other material change of use	No change to the category of development and assessment	Coastal environment overlay code 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	Coastal environment overlay code 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	Coastal environment overlay code 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
Cultural heritage overlay		
On a heritage place		
Building work where an 'Exemption Certificate' has been issued for work under Section 75 of the Queensland Heritage Act 1992	Accepted development	No assessment benchmarks applicable
Material change of use	No change to the category of development and assessment	Cultural heritage overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. Editor's note —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	Cultural heritage overlay code
Building work, including minor building work, where involving: (a) alterations to a heritage place, including alterations to the interior of buildings; or (b) extensions to a heritage place; or (c) erecting a new or separate building on a heritage place site; or (d) the partial demolition of a heritage place	Assessable development - code assessment	Cultural heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a heritage place listed in SC6.3 Cultural heritage planning scheme policy	Assessable development - code assessment	Cultural heritage overlay code
Reconfiguration of a lot	No change to the category of development and assessment	Cultural heritage overlay code 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
Cultural heritage overlay		
Adjoining a heritage place		
Material change of use	No change to the category of development and assessment	Cultural heritage overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. Editor's note —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	Cultural heritage overlay code 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
Natural assets overlay		
Material change of use	No change to the category of development and assessment	Natural assets overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. Editor's note —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	Natural assets overlay code 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 map OM-08 . Editor's note — Urban area has the same meaning as in the Regulations.	Natural assets overlay code

Any other operational work	No change to the category of development and assessment	Natural assets overlay code where the development is assessable development under the categories of development and assessment for operational work. Editor's note —This overlay code is not applicable to accepted development subject to requirements development.
----------------------------	---	--

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
Extractive resources overlay		
Material change of use	No change to the category of development and assessment	Extractive resources overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. Editor's note —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	Extractive resources overlay code 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
Flood hazard overlay (high and medium hazard areas)		
Note —to avoid any doubt, the term medium hazard area includes areas shown on the overlay maps as medium hazard — further investigation areas.		
Material change of use for a telecommunications facility	Assessable development - code assessment	Flood hazard overlay code
Material change of use for: (a) Dwelling house; or (b) Dual occupancy; or (c) Community residence.	Accepted development subject to requirements	Flood hazard overlay code
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	Flood hazard overlay code

Building work involving the lowering of floor levels or enclosure of a ground floor storey on an existing: (a) Dwelling house; or (b) Dual occupancy; or (c) Community residence.	Accepted development subject to requirements	Flood hazard overlay code
Any other material change of use	No change to the category of development and assessment	Flood hazard overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. Editor's note —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	Flood hazard overlay code 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 ³ of material	Code assessment	Flood hazard overlay code
Any other operational works	No change to the category of development and assessment	Flood hazard overlay code 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

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Flood hazard overlay (low hazard area)		
Material change of use for: (a) Emergency services; or (b) Hospital; or (c) Special industry; or (d) High impact industry; or (e) Residential care facility; or (f) Retirement facility; or (g) Major electricity infrastructure; or (h) Air services.	Assessable development - code assessment	Flood hazard overlay code

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

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

Landslide hazard overlay (very low, low 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
Landslide hazard overlay (very low, low and medium hazard areas)		
Material change of use	No change to the category of development and assessment	Landslide hazard overlay code where the development is assessable under the table of assessment for the relevant zone Editor's note —This overlay code is not applicable to accepted development subject to requirements development.
Reconfiguration of a lot	No change to the category of development and assessment	Landslide hazard overlay code 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	Landslide hazard overlay code where the development is assessable under the table of assessment for operational work Editor's note —This overlay code is not applicable to 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
Water resource catchment overlay		
Material change of use for a Dwelling house	Accepted development subject to requirements	Water resource catchment overlay code
Any other material change of use	No change to the category of development and assessment	Water resource catchment overlay code Editor's note —This overlay code is applicable to accepted development subject to requirements.
Reconfiguration of a lot	No change to the category of development and assessment	Water resource catchment overlay code 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	Water resource catchment overlay code where the development is assessable development under the categories of development and assessment for operational works. Editor's note —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.