

5.5.3 Emerging community zone

5.5.3.1 Interim precinct

The following table identifies the levels of assessment for development in a zone for making a material change of use. The table should be read in conjunction with section 5.3 to determine when the assessment levels in this table may be varied by other provisions of this planning scheme.

Table 5.5.3.1.1 Emerging community zone - Interim precinct

Use	Level of Assessment	Assessment Criteria
Animal husbandry <sup>(4)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. on a lot with an area of 6000m <sup>2</sup> or more; and ii. not complying with the circumstances for exempt development.	6.2.3 'Emerging community zone code' (Interim precinct only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Animal keeping <sup>(5)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. not for a cattery or kennel; ii. using an existing building; iii. increasing the GFA by no more than 50m <sup>2</sup> ; and iv. not complying with the circumstances for exempt development.	6.2.3 'Emerging community zone code' (Interim precinct only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Cemetery <sup>(12)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Child care centre <sup>(13)</sup>	<b>Code assessment</b>	

## 5 Tables of assessment

Use	Level of Assessment	Assessment Criteria
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Club</b> <sup>(14)</sup>	<b>Code assessment</b>	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Community care centre</b> <sup>(15)</sup>	<b>Code assessment</b>	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Community residence</b> <sup>(16)</sup>	<b>Self-assessment</b>	
	In all instances.	6.2.3 'Emerging community zone code' (relevant precinct only); 9.2.2 'Community residence code'
<b>Community use</b> <sup>(17)</sup>	<b>Code assessment</b>	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code'(relevant precinct only)
<b>Cropping</b> <sup>(19)</sup>	<b>Self-assessment</b>	
	If not involving forestry for wood production.	6.2.3 'Emerging community zone code' (Interim precinct only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Dwelling house</b> <sup>(22)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	

## 5 Tables of assessment

Use	Level of Assessment	Assessment Criteria
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
<b>Emergency services</b> <sup>(25)</sup>	<b>Self-assessment</b>	
	In all instances.	6.2.3 'Emerging community zone code' (Interim precinct only)
<b>Environment facility</b> <sup>(26)</sup>	<b>Self-assessment</b>	
	If increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (Interim precinct only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Food and drink outlet</b> <sup>(28)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Function facility</b> <sup>(29)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Health care services</b> <sup>(33)</sup>	<b>Code assessment</b>	
	If:	6.2.3 'Emerging community zone code' (Interim precinct only)
	i. using an existing building; and ii. increasing the GFA by no more than 50m <sup>2</sup> .	
<b>Home based business</b> <sup>(35)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
<b>Indoor sport and recreation</b> <sup>(38)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Intensive horticulture</b> <sup>(40)</sup>	<b>Self-assessment</b>	
	If on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Interim precinct only)

## 5 Tables of assessment

Use	Level of Assessment	Assessment Criteria
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Major electricity infrastructure</b> <sup>(43)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Market</b> <sup>(46)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Motor sport facility</b> <sup>(48)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Nightclub entertainment facility</b> <sup>(51)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Outdoor sport and recreation</b> <sup>(55)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Park</b> <sup>(57)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Place of worship</b> <sup>(60)</sup>	<b>Code assessment</b>	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Research and technology industry</b> <sup>(64)</sup>	<b>Code assessment</b>	
	In all instances.	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Roadside stall</b> <sup>(68)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	

## 5 Tables of assessment

Use	Level of Assessment	Assessment Criteria
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
<b>Rural industry</b> <sup>(70)</sup>	<b>Self-assessment</b>	
	If: i. only associated with a rural use occurring on the site; ii. on a lot with an area of 1ha or more; and iii. having a GFA of 150m <sup>2</sup> or less.	6.2.3 'Emerging community zone code'(Interim precinct only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code'(relevant precinct only)
<b>Sales office</b> <sup>(72)</sup>	<b>Self-assessment</b>	
	If carried out on the same premises, or adjoining to the land for buildings being displayed or sold.	6.2.3 'Emerging community zone code' (Interim precinct only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Shop</b> <sup>(75)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Substation</b> <sup>(80)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code'(relevant precinct only)
<b>Telecommunications facility</b> <sup>(81)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. co-locating with an existing facility;	6.2.3 'Emerging community zone code' (Interim precinct only)

## 5 Tables of assessment

Use	Level of Assessment	Assessment Criteria
	<ul style="list-style-type: none"> <li>ii. increasing the height of the facility by more than 5m; and</li> <li>iii. not complying with the circumstances for exempt development.</li> </ul>	
<b>Theatre</b> <sup>(82)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Tourist attraction</b> <sup>(83)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Utility installation</b> <sup>(86)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code'(relevant precinct only)
<b>Veterinary services</b> <sup>(87)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. using an existing building;</li> <li>ii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iii. on a lot with an area of 1ha or more.</li> </ul>	6.2.3 'Emerging community zone code' (Interim precinct only)
	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. using an existing building;</li> <li>ii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iii. not otherwise specified.</li> </ul>	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Wholesale nursery</b> <sup>(89)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. using an existing building;</li> </ul>	6.2.3 'Emerging community zone code' (Interim precinct only)

## 5 Tables of assessment

Use	Level of Assessment	Assessment Criteria
	<ul style="list-style-type: none"> <li>ii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iii. on a lot with an area of 1ha or more.</li> </ul>	
<b>Code assessment</b>		
	If: <ul style="list-style-type: none"> <li>i. using an existing building;</li> <li>ii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iii. not otherwise specified.</li> </ul>	6.2.3 'Emerging community zone code'(relevant precinct only)
<b>Winery</b> <sup>(90)</sup>	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. using an existing building; and</li> <li>ii. increasing the GFA by no more than 50m<sup>2</sup>.</li> </ul>	6.2.3 'Emerging community zone code' (relevant precinct only)
<b>Impact Assessment</b>		
Any other use not listed in this table.  Any use listed in the table and not complying with the criteria in the level of assessment column.  Any other undefined use	The planning scheme.	

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

## 5 Tables of assessment

### 5.5.3.2 Transition precinct

#### 5.5.3.2.1 Transition precinct - Developable lot

The following table identifies the levels of assessment for development in a zone for making a material change of use. The table should be read in conjunction with section 5.3 to determine when the assessment levels in this table may be varied by other provisions of this planning scheme.

**Table 5.5.3.2.1.1 Emerging community zone - Transition precinct - On a developable lot**

Editor's note - This is the same as interim precinct with an extra trigger that the site must be a developable lot		
Use	Level of Assessment	Assessment Criteria
Animal husbandry <sup>(4)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. on a developable lot; ii. on a lot with an area of 6000m <sup>2</sup> or more; and iii. not complying with the circumstances for exempt development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Animal keeping <sup>(5)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. on a developable lot; ii. using an existing building; iii. not for a cattery or kennel;	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)



## 5 Tables of assessment

	<ul style="list-style-type: none"> <li>iv. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>v. not complying with the circumstances for exempt development.</li> </ul>	
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Cemetery</b> <sup>(12)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Child care centre</b> <sup>(13)</sup>	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. on a developable lot;</li> <li>ii. using an existing building; and</li> <li>iii. increasing the GFA by no more than 50m<sup>2</sup>.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Club</b> <sup>(14)</sup>	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. on a developable lot;</li> <li>ii. using an existing building; and</li> <li>iii. increasing the GFA by no more than 50m<sup>2</sup>.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Community care centre</b> <sup>(15)</sup>	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. on a developable lot;</li> <li>ii. using an existing building; and</li> <li>iii. increasing the GFA by no more than 50m<sup>2</sup>.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Community residence</b> <sup>(16)</sup>	<b>Self-assessment</b>	
	If on a developable lot.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only);  9.2.2 'Community residence code'
	<b>Code assessment</b>	

## 5 Tables of assessment

	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only);  9.2.2 'Community residence code'
<b>Community use</b> <sup>(17)</sup>	<b>Code assessment</b>	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Cropping</b> <sup>(19)</sup>	<b>Self-assessment</b>	
	If: i. on a developable lot; and ii. not involving forestry for wood production.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Dwelling house</b> <sup>(22)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If i. on a developable lot; and ii. not complying with the circumstances for exempt development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Emergency services</b> <sup>(25)</sup>	<b>Self-assessment</b>	
	If on a developable lot.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	

## 5 Tables of assessment

	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Environment facility</b> (26)	<b>Self-assessment</b>	
	If: i. on a developable lot; and ii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Food and drink outlet</b> (28)	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Function facility</b> <sup>(29)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Health care services</b> (33)	<b>Code assessment</b>	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
	<b>Exempt</b>	
<b>Home based business</b> (35)	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. on a developable lot; and ii. not complying with the circumstances for exempt development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	<b>Exempt</b>	

## 5 Tables of assessment

	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Indoor sport and recreation</b> <sup>(38)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Intensive horticulture</b> <sup>(40)</sup>	<b>Self-assessment</b>	
	If:	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	i. on a developable lot; and	
	ii. on a lot with an area of 1ha or more.	
<b>Code assessment</b>		
If:	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)	
i. on a developable lot; and		
ii. not otherwise specified.		
<b>Major electricity infrastructure</b> <sup>(43)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Market</b> <sup>(46)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Motor sport facility</b> <sup>(48)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Nightclub entertainment facility</b> <sup>(51)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Outdoor sport and recreation</b> <sup>(55)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Park</b> <sup>(57)</sup>	<b>Exempt</b>	

## 5 Tables of assessment

	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Place of worship</b> <sup>(60)</sup>	<b>Code assessment</b>	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m <sup>2</sup> .	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
	<b>Exempt</b>	
<b>Roadside stall</b> <sup>(68)</sup>	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. on a developable lot; and ii. not complying with the circumstances for exempt development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
	<b>Self-assessment</b>	
<b>Rural industry</b> <sup>(70)</sup>	<b>Self-assessment</b>	
	If: i. on a developable lot; ii. only associated with a rural use occurring on the site; iii. on a lot with an area of 1ha or more; and iv. having a GFA of 150m <sup>2</sup> or less.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Sales office</b> <sup>(72)</sup>	<b>Self-assessment</b>	

## 5 Tables of assessment

	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developable lot; and</li> <li>ii. carried out on the same premises, or adjoining to the land for buildings being displayed or sold.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developable lot; and</li> <li>ii. not otherwise specified.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Shop<sup>(75)</sup></b>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Substation<sup>(80)</sup></b>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developable lot; and</li> <li>ii. not otherwise specified.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Telecommunications facility<sup>(81)</sup></b>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developable lot;</li> <li>ii. co-locating with an existing facility;</li> <li>iii. not increasing the height of the facility by more than 5m; and</li> <li>iv. not complying with the circumstances for exempt development.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
<b>Theatre<sup>(82)</sup></b>	<b>Exempt</b>	

## 5 Tables of assessment

	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Tourist attraction<sup>(83)</sup></b>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Utility installation<sup>(86)</sup></b>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Veterinary services<sup>(87)</sup></b>	<b>Self-assessment</b>	
	If: i. on a developable lot; ii. using an existing building; iii. increasing the GFA by no more than 50m <sup>2</sup> ; and iv. on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	<b>Code assessment</b>	
	If: i. on a developable lot; ii. using an existing building; iii. increasing the GFA by no more than 50m <sup>2</sup> ; and iv. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Wholesale nursery<sup>(89)</sup></b>	<b>Self-assessment</b>	
	If: i. on a developable lot; ii. using an existing building;	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)

## 5 Tables of assessment

	<ul style="list-style-type: none"> <li>iii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iv. on a lot with an area of 1ha or more.</li> </ul>	
<b>Code assessment</b>		
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developable lot;</li> <li>ii. using an existing building;</li> <li>iii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iv. not otherwise specified.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Winery</b> <sup>(90)</sup>	<b>Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developable lot;</li> <li>ii. using an existing building; and</li> <li>iii. increasing the GFA by no more than 50m<sup>2</sup>;</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
<b>Impact Assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not complying with the criteria in the level of assessment column.</p> <p>Any other undefined use</p>		The planning scheme.

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



5.5.3.2.2 Transition precinct - Developed lot

The following table identifies the levels of assessment for development in a zone for making a material change of use. The table should be read in conjunction with section 5.3 to determine when the assessment levels in this table may be varied by other provisions of this planning scheme.

**Table 5.5.3.2.1 Emerging community zone - Transition precinct - On a developed lot**

<p>Editor's Note - This is the same as General Residential zone - Next generation neighbourhood precinct with an extra trigger that the site must be a developed lot</p> <p>Note - There are specific exemptions for some of the uses within the activity groups listed below where conducted as temporary activities. These exemptions appear as use specific entries within the table and prevail over the assessment levels identified in the activity group.</p>		
Use	Level of assessment	Assessment criteria
<p><b>Activity Group - Community Activities:</b></p> <ul style="list-style-type: none"> <li>Child care centre<sup>(13)</sup></li> <li>Club<sup>(14)</sup></li> <li>Community care centre<sup>(15)</sup></li> <li>Community use<sup>(17)</sup></li> <li>Educational establishment<sup>(24)</sup></li> <li>Emergency services<sup>(25)</sup></li> <li>Health care services<sup>(33)</sup></li> <li>Place of worship<sup>(60)</sup></li> </ul>	<p><b>Self-assessment</b></p>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developed lot;</li> <li>ii. using an existing building;</li> <li>iii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iv. on a lot identified on Overlay map - Community activities and neighbourhood hubs.</li> </ul>	<p>6.2.3 'Emerging community zone code' (Transition precinct - Part E only)</p>
<p><b>Code assessment</b></p>		
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developed lot;</li> <li>ii. on a lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>iii. not otherwise specified.</li> </ul>	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p>
<p><b>Activity Group - Retail and Commercial Activities:</b></p> <ul style="list-style-type: none"> <li>Food and drink outlet<sup>(28)</sup></li> <li>Hardware and trade supplies<sup>(32)</sup></li> <li>Health care services<sup>(33)</sup></li> </ul>	<p><b>Self-assessment</b></p>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developed lot;</li> <li>ii. using an existing building;</li> <li>iii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iv. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs.</li> </ul>	<p>6.2.3 'Emerging community zone code' (Transition precinct - Part E only)</p>
<p><b>Code assessment</b></p>		

## 5 Tables of assessment

<ul style="list-style-type: none"> <li>• Office<sup>(53)</sup></li> <li>• Service industry<sup>(73)</sup></li> <li>• Shop<sup>(75)</sup></li> <li>• Veterinary services<sup>(87)</sup></li> </ul>	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developed lot;</li> <li>ii. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>iii. not otherwise specified.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>i. on a developed lot;</li> <li>ii. for a corner store;</li> <li>iii. has a total GFA of 250m<sup>2</sup> or less; and</li> <li>iv. not otherwise specified.</li> </ul>	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p>
<p><b>Animal husbandry<sup>(4)</sup></b></p>	<p><b>Exempt</b></p>	
<p><b>Animal keeping<sup>(5)</sup></b></p>	<p><b>Exempt</b></p>	
<p><b>Cemetery<sup>(12)</sup></b></p>	<p><b>Exempt</b></p>	
<p><b>Community residence<sup>(16)</sup></b></p>	<p><b>Self-assessment</b></p>	<p>If on a developed lot.</p> <p>6.2.3 'Emerging community zone code' (Transition precinct - Part E only)</p> <p>9.2.2 'Community residence code'</p>
	<p><b>Code assessment</b></p>	
<p><b>Dual occupancy<sup>(21)</sup></b></p>	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a developed lot; and</li> <li>ii. on a lot with a road frontage of 25m or more.</li> </ul>	<p>6.2.3 'Emerging community zone code' (Transition precinct - Part E only)</p> <p>9.3.2 'Residential uses code' (Part A only)</p>

## 5 Tables of assessment

	<b>Code assessment</b>	
	If: i. on a developed lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)  9.3.2 'Residential uses code'
<b>Dwelling house</b> <sup>(22)</sup>	<b>Self-assessment</b>	
	If: i. on a developed lot; and ii. complying with the relevant criteria for self-assessable development.  Note - If it does not meet criteria that are alternative provisions to the QDC, matters that relate to amenity and aesthetics or matters identified in section 26 table 1, Schedule 7, Sustainable planning regulation, as stated in the assessment criteria contained in Table 9.3.1.2 a concurrence agency response for building work is required from Council.	9.3.1 'Dwelling house code'
	<b>Code assessment</b>	
	If: i. on a developed lot; and ii. does not meet the relevant value and constraint assessment criteria for self-assessment.  Note - For the purposes of Schedule 4, table 2 of the Regulation the relevant values and constraints criteria contained in Table 9.3.1.2 are the criteria relevant to the assessment of a material change of use for an applicable Overlay.	9.3.1 'Dwelling house code'
<b>Dwelling Unit</b> <sup>(23)</sup>	<b>Self-assessment</b>	
	If: i. on a developed lot; and ii. within an existing commercial building.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	<b>Code assessment</b>	
	If: i. on a developed lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
<b>Food and drink outlet</b> <sup>(28)</sup>	<b>Exempt</b>	

## 5 Tables of assessment

	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Function facility</b> <sup>(29)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Home based business</b> <sup>(35)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. on a developed lot; and</li> <li>ii. not complying with the circumstances for exempt development.</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	<b>Code assessment</b>	
If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)	
<b>Indoor sport and recreation</b> <sup>(38)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Major electricity infrastructure</b> <sup>(43)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Market</b> <sup>(46)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Motor sport facility</b> <sup>(48)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Multiple dwelling</b> <sup>(49)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. on a developed lot;</li> <li>ii. for 6 or less dwellings;</li> <li>iii. on a lot with an area of 800m<sup>2</sup> or more and a road frontage of 20m or more;</li> </ul>	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
		9.3.2 'Residential uses code' (Part B only)

## 5 Tables of assessment

	<p>iv. within 800m walking distance of a higher order or district centre (Refer to Overlay map - Centre walking distances); and</p> <p>Editor's note - For this trigger to apply, part of the primary frontage of the lot is to be within the mapped walking distance specified above.</p> <p>v. meets the self-assessable acceptable outcome for building height (Residential uses).</p>	
	<b>Code assessment</b>	
	<p>If:</p> <p>i. on a developed lot;</p> <p>ii. meets the acceptable outcome for building height (Residential uses); and</p> <p>iii. not otherwise specified.</p>	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p> <p>9.3.2 'Residential uses code'</p>
<b>Nightclub entertainment facility<sup>(51)</sup></b>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Outdoor sport and recreation<sup>(55)</sup></b>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Park<sup>(57)</sup></b>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Relocatable home park<sup>(62)</sup></b>	<b>Code assessment</b>	
	<p>If:</p> <p>i. on a developed lot;</p> <p>ii. meets the acceptable outcome for building height (Residential uses); and</p> <p>iii. on a lot of 3000m<sup>2</sup> or less.</p>	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p> <p>9.3.2 'Residential uses code'</p>
<b>Residential care facility<sup>(65)</sup></b>	<b>Code assessment</b>	
	<p>If:</p> <p>i. on a developed lot; and</p> <p>ii. meets the acceptable outcome for building height (Residential uses).</p>	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p> <p>9.3.2 'Residential uses code'</p>

## 5 Tables of assessment

<b>Retirement facility</b> <sup>(67)</sup>	<b>Code assessment</b>	
	If: i. on a developed lot; and ii. meets the acceptable outcome for building heights (Residential uses).	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)  9.3.2 'Residential uses code'
<b>Rooming accommodation</b> <sup>(69)</sup>	<b>Code assessment</b>	
	If: i. on a developed lot; and ii. meets the acceptable outcome for building height (Residential uses).	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)  9.3.2 'Residential uses code'
<b>Sales office</b> <sup>(72)</sup>	<b>Self-assessment</b>	
	If on a developed lot.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
<b>Service station</b> <sup>(74)</sup>	<b>Code assessment</b>	
	If: i. on a developed lot; ii. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and iii. not within 100m of a Child care centre or an Educational establishment.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
<b>Shop</b> <sup>(75)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Short-term accommodation</b> <sup>(77)</sup>	<b>Code assessment</b>	
	If: i. on a developed lot; ii. within 400m walking distance of a higher order or district centre (refer to Overlay map - Centre walking distances); and	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)  9.3.2 'Residential uses code'

## 5 Tables of assessment

	<p>Editor's note - For this trigger to apply, part of the primary frontage of the lot is to be within the mapped walking distance specified above.</p> <p>iii. meets the acceptable outcome for building height (Residential uses).</p>	
<b>Substation</b> <sup>(80)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	<p>If:</p> <p>i. on a developed lot;</p> <p>ii. not otherwise specified.</p>	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
<b>Telecommunications facility</b> <sup>(81)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	<p>If:</p> <p>i. on a developed lot;</p> <p>ii. co-locating with an existing facility;</p> <p>iii. not increasing the height of the facility by more than 5m; and</p> <p>iv. not complying with the circumstances for exempt development.</p>	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
<b>Theatre</b> <sup>(82)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Tourist attraction</b> <sup>(83)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Utility Installation</b> <sup>(86)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	<p>If:</p>	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)

## 5 Tables of assessment

	<ul style="list-style-type: none"> <li>i. on a developed lot; and</li> <li>ii. not otherwise specified.</li> </ul>	
<b>Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>	The planning scheme	

Editor's note - Unless listed above the default level of assessment is impact assessment, unless otherwise prescribed within the Act or the Regulation.

Historic Version  
MBRC Planning Scheme Version 2