

5.5.3 Emerging community zone

5.5.3.1 Interim precinct

The following table identifies the categories of development and categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment 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	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry⁽⁴⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a lot with an area of 6000m ² or more; and ii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Animal keeping⁽⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. not for a cattery or kennel; ii. using an existing building; iii. increasing the GFA by no more than 50m ² ; and iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Interim precinct only)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Cemetery⁽¹²⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Child care centre⁽¹³⁾	Assessable development - Code assessment	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.3 'Emerging community zone code' (relevant precinct only)
Club⁽¹⁴⁾	Assessable development - Code assessment	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.3 'Emerging community zone code' (relevant precinct only)
Community care centre⁽¹⁵⁾	Assessable development - Code assessment	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.3 'Emerging community zone code' (relevant precinct only)
Community residence⁽¹⁶⁾	Accepted development	
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.
Community use⁽¹⁷⁾	Assessable development - Code assessment	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.3 'Emerging community zone code'(relevant precinct only)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping ⁽¹⁹⁾	Accepted development subject to requirements	
	If not involving forestry for wood production.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Dwelling house ⁽²²⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Emergency services ⁽²⁵⁾	
Environment facility ⁽²⁶⁾	Accepted development subject to requirements	
	In all instances.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Food and drink outlet ⁽²⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Function facility ⁽²⁹⁾	
Function facility ⁽²⁹⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Health care services ⁽³³⁾	Assessable development - Code assessment	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.3 'Emerging community zone code' (Interim precinct only)
Home based business ⁽³⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
Indoor sport and recreation ⁽³⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Intensive horticulture ⁽⁴⁰⁾	Accepted development subject to requirements	
	If on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)	
Major electricity infrastructure ⁽⁴³⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Market ⁽⁴⁶⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Editor's note - Development approval is not required.	
Motor sport facility ⁽⁴⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Nightclub entertainment facility ⁽⁵¹⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Outdoor sport and recreation ⁽⁵⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Park ⁽⁵⁷⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Place of worship ⁽⁶⁰⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 50m². 	6.2.3 'Emerging community zone code' (relevant precinct only)
Research and technology industry ⁽⁶⁴⁾	Assessable development - Code assessment	
	In all instances.	6.2.3 'Emerging community zone code' (relevant precinct only)
Roadside stall ⁽⁶⁸⁾	Accepted development	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
Rural industry ⁽⁷⁰⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> 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 150m² or less. 	6.2.3 'Emerging community zone code'(Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code'(relevant precinct only)
Sales office ⁽⁷²⁾	Accepted development subject to requirements	
	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)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Shop ⁽⁷⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Substation ⁽⁸⁰⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code'(relevant precinct only)
Telecommunications facility⁽⁸¹⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. co-locating with an existing facility; ii. increasing the height of the facility by more than 5m; and iii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Interim precinct only)
Theatre⁽⁸²⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Tourist attraction⁽⁸³⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Utility installation⁽⁸⁶⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not otherwise specified.	6.2.3 'Emerging community zone code'(relevant precinct only)
Veterinary services⁽⁸⁷⁾	Accepted development subject to requirements	
	If: i. using an existing building; ii. increasing the GFA by no more than 50m ² ; and iii. on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If: i. using an existing building; ii. increasing the GFA by no more than 50m ² ; and iii. not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Wholesale nursery⁽⁸⁹⁾	Accepted development subject to requirements	
	If: i. using an existing building; ii. increasing the GFA by no more than 50m ² ; and iii. on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If: i. using an existing building; ii. increasing the GFA by no more than 50m ² ; and iii. not otherwise specified.	6.2.3 'Emerging community zone code'(relevant precinct only)
Winery⁽⁹⁰⁾	Assessable development - Code assessment	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.3 'Emerging community zone code' (relevant precinct only)
Assessable development - Impact assessment		

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<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 categories of development and categories of assessment column.</p> <p>Any other undefined use</p>		<p>The planning scheme.</p>

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

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5.5.3.2 Transition precinct

5.5.3.2.1 Transition precinct - Developable lot

The following table identifies the categories of development and categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment 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	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry ⁽⁴⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developable lot; ii. on a lot with an area of 6000m ² or more; and iii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	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 ⁽⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	

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	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; ii. using an existing building; iii. not for a cattery or kennel; iv. increasing the GFA by no more than 50m²; and v. not complying with the circumstances for accepted development. 	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Cemetery⁽¹²⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Child care centre⁽¹³⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m². 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Club⁽¹⁴⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m². 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Community care centre⁽¹⁵⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m². 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)

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Community residence⁽¹⁶⁾		
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.
	Assessable development - Code assessment	
If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only); 9.2.2 'Community residence code - Benchmarks for assessable development and requirements for accepted development'	
Community use⁽¹⁷⁾	Assessable development - Code assessment	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m ² .	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Cropping⁽¹⁹⁾	Accepted development subject to requirements	
	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)
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Dwelling house⁽²²⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)

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	<ul style="list-style-type: none"> i. on a developable lot; and ii. not complying with the circumstances for accepted development. 	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Emergency services⁽²⁵⁾	Accepted development subject to requirements	
	If on a developable lot.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Environment facility⁽²⁶⁾	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> i. on a developable lot; and ii. increasing the GFA by no more than 50m². 	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> i. on a developable lot; and ii. not otherwise specified. 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Food and drink outlet⁽²⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Function facility⁽²⁹⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Health care services⁽³³⁾	Assessable development - Code assessment	

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	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m². 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Home based business ⁽³⁵⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; and ii. not complying with the circumstances for accepted development. 	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
<p>If not otherwise specified.</p>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)	
Indoor sport and recreation ⁽³⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Intensive horticulture ⁽⁴⁰⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; and ii. on a lot with an area of 1ha or more. 	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; and ii. not otherwise specified. 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Major electricity infrastructure ⁽⁴³⁾	Accepted development	

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	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Market⁽⁴⁶⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Motor sport facility⁽⁴⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Nightclub entertainment facility⁽⁵¹⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Outdoor sport and recreation⁽⁵⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Park⁽⁵⁷⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Place of worship⁽⁶⁰⁾	Assessable development - Code assessment	
	<p>If:</p> <p>i. on a developable lot;</p>	<p>6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)</p>

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	<ul style="list-style-type: none"> ii. using an existing building; and iii. increasing the GFA by no more than 50m². 	
Roadside stall ⁽⁶⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; and ii. not complying with the circumstances for accepted development. 	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)	
Rural industry ⁽⁷⁰⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> 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 150m² or less. 	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; and ii. not otherwise specified. 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Sales office ⁽⁷²⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; and ii. carried out on the same premises, or adjoining to the land for buildings being displayed or sold. 	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)

	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Shop⁽⁷⁵⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Substation⁽⁸⁰⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Telecommunications facility⁽⁸¹⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developable lot; ii. co-locating with an existing facility; iii. not increasing the height of the facility by more than 5m; and iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
Theatre⁽⁸²⁾	Accepted development	

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	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Tourist attraction⁽⁸³⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Utility installation⁽⁸⁶⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	Assessable development - Code assessment	
	<p>If:</p> <p>i. on a developable lot; and</p> <p>ii. not otherwise specified.</p>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Veterinary services⁽⁸⁷⁾	Accepted development subject to requirements	
	<p>If:</p> <p>i. on a developable lot;</p> <p>ii. using an existing building;</p> <p>iii. increasing the GFA by no more than 50m²; and</p> <p>iv. on a lot with an area of 1ha or more.</p>	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	<p>If:</p> <p>i. on a developable lot;</p> <p>ii. using an existing building;</p> <p>iii. increasing the GFA by no more than 50m²; and</p> <p>iv. not otherwise specified.</p>	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Wholesale nursery⁽⁸⁹⁾	Accepted development subject to requirements	

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	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; ii. using an existing building; iii. increasing the GFA by no more than 50m²; and iv. on a lot with an area of 1ha or more. 	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
Assessable development - Code assessment		
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; ii. using an existing building; iii. increasing the GFA by no more than 50m²; and iv. not otherwise specified. 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Winery⁽⁹⁰⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m²; 	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Assessable development - Impact assessment		
<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 categories of development and categories of assessment column.</p> <p>Any other undefined use</p>		The planning scheme.

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

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5.5.3.2.2 Transition precinct - Developed lot

The following table identifies the categories of development and categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment 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 to the categories of development and categories of assessment for some of the uses within the activity groups listed below where conducted as temporary activities. These exceptions appear as use specific entries within the table and prevail over the categories of assessment identified in the activity group.</p> <p>Note - Uses listed in the Activity Groups may also be included as use specific entries within the table.</p>		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p>Activity Group -</p> <p>Community Activities:</p> <ul style="list-style-type: none"> • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Health care services⁽³³⁾ • Place of worship⁽⁶⁰⁾ 	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. using an existing building; iii. increasing the GFA by no more than 50m²; and iv. on a lot identified on Overlay map - Community activities and neighbourhood hubs. 	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. on a lot identified on Overlay map - Community activities and neighbourhood hubs; and iii. not otherwise specified. 	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
<p>Activity Group -</p> <p>Retail and Commercial Activities:</p> <ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ 	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. using an existing building; 	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)

<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • Indoor sport and recreation⁽³⁸⁾ - for a gymnasium • Office⁽⁵³⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Veterinary services⁽⁸⁷⁾ 	<ul style="list-style-type: none"> iii. increasing the GFA by no more than 50m²; and iv. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs. 	
Assessable development - Code assessment		
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and iii. not otherwise specified. <p>OR</p> <ul style="list-style-type: none"> i. on a developed lot; ii. for a corner store; iii. has a total GFA of 250m² or less; and iv. not otherwise specified. 	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Animal husbandry⁽⁴⁾	Accepted development	
Animal keeping⁽⁵⁾	Accepted development	
Cemetery⁽¹²⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p>	

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	Editor's note - Development approval is not required.	
Community residence⁽¹⁶⁾		
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only) 9.2.2 'Community residence code - Benchmarks for assessable development and requirements for accepted development'
Dual occupancy⁽²¹⁾	Accepted development subject to requirements	
	If: i. on a developed lot; and ii. on a lot with a road frontage of 25m or more.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only) 9.3.2 'Residential uses code' (Part A only)
	Assessable development - Code assessment	
	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'
Dwelling house⁽²²⁾	Accepted development subject to requirements	
	If: i. on a developed lot; and ii. complying with the relevant requirements for accepted development subject to requirements. 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 Schedule 9, Part 3, Division 2, Table 1 of the Regulation, as stated in the criteria for assessable development contained in Table 9.3.1.2 a concurrence agency response for building work is required from Council.	9.3.1 'Dwelling house code'

	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; and ii. does not meet the relevant value and constraint requirements for accepted development subject to requirements. <p>Note - This is a limited assessment to which section 5.3.3 (1) (a) (ii) applies.</p> <p>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 for assessable development of a material change of use for an applicable Overlay.</p>	9.3.1 'Dwelling house code'
Dwelling Unit⁽²³⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; and ii. within an existing commercial building. 	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; and ii. not otherwise specified. 	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Food and drink outlet⁽²⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Function facility⁽²⁹⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	

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Home based business⁽³⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; and ii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	Assessable development - Code assessment	
If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)	
Indoor sport and recreation⁽³⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Major electricity infrastructure⁽⁴³⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Market⁽⁴⁶⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Motor sport facility⁽⁴⁸⁾	Accepted development	

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	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Multiple dwelling⁽⁴⁹⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. for 6 or less dwellings; iii. on a lot with an area of 800m² or more and a road frontage of 20m or more; iv. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre (Refer to Overlay map - Walking distance (Centre)); and v. meets the requirements for accepted development for building height (Residential uses). 	<p>6.2.3 'Emerging community zone code' (Transition precinct - Part E only)</p> <p>9.3.2 'Residential uses code' (Part B only)</p>
	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses); and iii. not otherwise specified. 	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p> <p>9.3.2 'Residential uses code'</p>
Nightclub entertainment facility⁽⁵¹⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Outdoor sport and recreation⁽⁵⁵⁾	Accepted development	

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	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Park⁽⁵⁷⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Relocatable home park⁽⁶²⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses); and iii. on a lot of 3000m² or less. 	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p> <p>9.3.2 'Residential uses code'</p>
Residential care facility⁽⁶⁵⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; and ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses). 	<p>6.2.3 'Emerging community zone code' (Transition precinct - <u>developed lot</u> only)</p> <p>9.3.2 'Residential uses code'</p>
Retirement facility⁽⁶⁷⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; and ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses). 	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p> <p>9.3.2 'Residential uses code'</p>
Rooming accommodation⁽⁶⁹⁾	Assessable development - Code assessment	
	<p>If:</p>	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p>

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	<ul style="list-style-type: none"> i. on a developed lot; and ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses). 	9.3.2 'Residential uses code'
Sales office ⁽⁷²⁾	Accepted development subject to requirements	
	If on a developed lot.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Shop ⁽⁷⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Short-term accommodation ⁽⁷⁷⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. on a lot where part of the primary frontage is within 400m walking distance of a higher order or district centre (refer to Overlay map - Walking distance (Centre)); and iii. meets the example that achieves aspects of the performance outcome for building height (Residential uses). 	<p>6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)</p> <p>9.3.2 'Residential uses code'</p>
Substation ⁽⁸⁰⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	Assessable development - Code assessment	
	If:	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)

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	<ul style="list-style-type: none"> i. on a developed lot; ii. not otherwise specified. 	
Telecommunications facility⁽⁸¹⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. on a developed lot; ii. co-locating with an existing facility; iii. not increasing the height of the facility by more than 5m; and iv. not complying with the circumstances for accepted development. 	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
Theatre⁽⁸²⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Tourist attraction⁽⁸³⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
Utility Installation⁽⁸⁶⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	

	Assessable development - Code assessment	
	If: i. on a developed lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column. Any other undefined use.	The planning scheme	

Editor's note - Unless listed above the default categories of development and categories of assessment is impact assessment, unless otherwise prescribed within the Regulation.