

CHAPTER 4 – ZONE ASSESSMENT TABLES

PART 2 RESIDENTIAL A ZONE ASSESSMENT TABLE

Table 4.2: Assessment Categories and Relevant Assessment Criteria for the Residential A Zone - Material Change of Use and Associated Works¹

Note: Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see Chapter 1, Part 1, Division 4, Section 4.8(3) explaining how the higher assessment category prevails.

Note: The level of assessment indicated within this assessment table may be affected by the Regulatory Provisions of the South East Queensland Regional Plan.

Note: Uses proposed on state land must be consistent with the purpose for which the land was allocated under the Land Act 1994. Consult the Department of Natural Resources and Mines.

RESIDENTIAL A - TABLE 4.2		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
Associated Unit	Self assessable - if 1. maximum GFA is 60m ² (excluding roofed verandah) AND 2. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • Associated Unit Code (Ch. 6, Part 1, Div. 6) • Acceptable Solutions for the Residential A Zone of the Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5)
	Code assessable - if 1. maximum GFA is 60m ² (excluding roofed verandah) AND 2. the acceptable solutions of the applicable codes for self assessable development are not complied with.	<ul style="list-style-type: none"> • Associated Unit Code (Ch. 6, Part 1, Div. 6) • Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Infrastructure Works Code (Ch. 6, Part 4, Div. 6)
	Impact assessable - if GFA exceeds 60m ² (excluding roofed verandah).	
Bed and Breakfast Accommodation	Self assessable - if 1. maximum of 1 bedroom AND 2. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • Bed and Breakfast Accommodation Code (Ch. 6, Part 1, Div. 7) • Acceptable Solutions for the Residential A Zone of the Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5)
	Code assessable - if 1. maximum of 1 bedroom AND 2. the acceptable solutions of the applicable codes for self assessable development are not complied with.	<ul style="list-style-type: none"> • Bed and Breakfast Accommodation Code (Ch. 6, Part 1, Div. 7) • Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Infrastructure Works Code (Ch. 6, Part 4, Div. 6)
	Impact assessable - if more than 1 bedroom.	
Detached House	Self assessable – if 1. maximum of 1 detached house on a lot AND 2. either:- (a) all of the acceptable solutions of the applicable codes are complied with	<ul style="list-style-type: none"> • Where detached houses are not on small residential lots <ul style="list-style-type: none"> – Detached House Code (Ch. 6, Part 1, Div. 15) – Acceptable Solutions for the Residential A zone of the Relevant Locality Code • Where detached houses on small residential lots <ul style="list-style-type: none"> – Detached Houses on Small Residential Lots Code (Ch. 6, Part 1, Div 16)

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	<p>OR</p> <p>(b) all of the acceptable solutions, (other than one or more of those solutions identified as concurrency agency issues), in the applicable codes are complied with.</p>	<ul style="list-style-type: none"> - Acceptable Solutions for the Residential A zone of the Relevant Locality Code • Where an on-site dam or water impoundment (other than a swimming pool or water tank) is proposed <ul style="list-style-type: none"> - Site Earthworks Code (Ch. 6, Part 4, Div. 5) <div style="border: 1px solid black; padding: 5px;"> <p>NOTE: The exceptions covered by 2(b) relate to the boundary setback, site coverage, structure height, visual privacy, car parking and private open space aspects of building work components of the development. Council becomes a concurrence agency for assessment of those aspects once a building development application is lodged. Assessment against the performance requirements of those concurrency agency issues forms part of the assessment of the building development application itself.</p> <p>However, Council is always prepared to consider requests from development proponents in relation to assessment of these aspects prior to the actual lodgement of a building development application.</p> </div>
	<p>Code assessable – if</p> <ol style="list-style-type: none"> 1. maximum of 1 detached house on a lot <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> 2. one or more of the acceptable solutions, (other than those solutions identified as concurrency agency issues), in the applicable codes are not complied with. 	<ul style="list-style-type: none"> • Where detached houses are not on small residential lots <ul style="list-style-type: none"> - Detached House Code (Ch. 6, Part 1, Div. 15) - Relevant Locality Code • Where detached houses on small residential lots <ul style="list-style-type: none"> - Detached Houses on Small Residential Lots Code (Ch. 6, Part 1, Div 16) - Relevant Locality Code • Where an on-site dam or water impoundment (other than a swimming pool or water tank) is proposed <ul style="list-style-type: none"> - Site Earthworks Code (Ch. 6, Part 4, Div. 5) <div style="border: 1px solid black; padding: 5px;"> <p>NOTE: The exceptions covered by 2 relate to the boundary setback, site coverage, structure height, visual privacy, car parking and private open space aspects of building work components of the development. Council becomes a concurrence agency for assessment of those aspects once a building development application is lodged. Non-compliance with the acceptable solutions for those aspects alone does not trigger code assessment against this planning scheme.</p> <p>As part of the building development application for such work, Council's concurrence agency role will allow it to undertake an assessment of the proposal against the performance criteria contained within the corresponding specific outcomes for those aspects.</p> </div>
	<p>Impact assessable - if more than 1 detached house on a lot.</p>	
Display Home	<p>Self assessable - if</p> <ol style="list-style-type: none"> 1. maximum of 1 display home on a lot <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> 2. the acceptable solutions of the applicable codes are complied with. 	<ul style="list-style-type: none"> • Detached House Code (Ch. 6, Part 1, Div. 15) • Display Home Code (Ch. 6, Part 1, Div. 17) • Acceptable Solutions for the Residential A Zone of the Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5)

RESIDENTIAL A - TABLE 4.2		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<p>Code assessable - if</p> <p>1. (a) maximum of 1 display home on a lot</p> <p style="text-align: center;">AND</p> <p>(b) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p>OR</p> <p>2. more than 1 display home on a lot.</p>	<ul style="list-style-type: none"> • Detached House Code (Ch. 6, Part 1, Div. 15) • Display Home Code (Ch. 6, Part 1, Div. 17) • Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Infrastructure Works Code (Ch. 6, Part 4, Div. 6)
Duplex Dwelling	<p>Self assessable - if</p> <p>1. located in the Urban Locality outside Sub-Precinct RA-7³ Major Employment Centres, Coast and River Lands or Village Locality</p> <p style="text-align: center;">AND</p> <p>2. the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> • Duplex Dwelling Code (Ch. 6, Part 1, Div. 19) • Acceptable Solutions for the Residential A Zone of the Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5)
	<p>Code assessable - if located in Sub-Precinct RA-7³.</p>	<ul style="list-style-type: none"> • Duplex Dwelling Code (Ch. 6, Part 1, Div. 19) • Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Infrastructure Works Code (Ch. 6, Part 4, Div. 6)
	<p>Impact assessable - if</p> <p>1. (a) located in the Urban Locality outside Sub-Precinct RA-7³, Major Employment Centres, Coast and River Lands or Village Locality</p> <p style="text-align: center;">AND</p> <p>(b) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p>OR</p> <p>2. located in the Mountain Summit and Forests Locality.</p>	
Environmental Park	<p>Self assessable - if the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> • Acceptable Solutions for the Residential A Zone of the Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Landscape Design Code (Ch. 6, Part 4, Div. 7)
	<p>Code assessable - if the acceptable solutions of the applicable codes for self assessable development are not complied with.</p>	<ul style="list-style-type: none"> • Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Infrastructure Works Code (Ch. 6, Part 4, Div. 6) • Landscape Design Code (Ch. 6, Part 4, Div. 7)

RESIDENTIAL A - TABLE 4.2		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
Estate Sales Office	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> Estate Sales Office Code (Ch. 6, Part 1, Div. 20) Acceptable Solutions for the Residential A Zone of the Relevant Locality Code Access and Parking Code (Ch. 6, Part 4, Div. 3) Setbacks Code (Ch. 6, Part 4, Div. 4) Site Earthworks Code (Ch. 6, Part 4, Div. 5)
	Code assessable - if the acceptable solutions of the applicable codes for self assessable development are not complied with.	<ul style="list-style-type: none"> Estate Sales Office Code (Ch. 6, Part 1, Div. 20) Relevant Locality Code Access and Parking Code (Ch. 6, Part 4, Div. 3) Setbacks Code (Ch. 6, Part 4, Div. 4) Site Earthworks Code (Ch. 6, Part 4, Div. 5) Infrastructure Works Code (Ch. 6, Part 4, Div. 6) Landscape Design Code (Ch. 6, Part 4, Div. 7)
Home Business	Self assessable - if 1. maximum area ⁴ is 30m ² AND 2. fully enclosed in a building AND 3. excluding the hire of a tennis court AND 4. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> Home Business Code (Ch. 6, Part 1, Div. 23) Acceptable Solutions for the Residential A Zone of the Relevant Locality Code Access and Parking Code (Ch. 6, Part 4, Div. 3) Setbacks Code (Ch. 6, Part 4, Div. 4) Site Earthworks Code (Ch. 6, Part 4, Div. 5)
	Code assessable - if 1. maximum area ⁴ is 30m ² AND 2. fully enclosed in a building AND 3. excluding the hire of a tennis court AND 4. the acceptable solutions of the applicable codes for self assessable development are not complied with.	<ul style="list-style-type: none"> Home Business Code (Ch. 6, Part 1, Div. 23) Relevant Locality Code Access and Parking Code (Ch. 6, Part 4, Div. 3) Setbacks Code (Ch. 6, Part 4, Div. 4) Site Earthworks Code (Ch. 6, Part 4, Div. 5) Infrastructure Works Code (Ch. 6, Part 4, Div. 6)
	Impact assessable - if 1. area ⁴ exceeds 30m ² OR 2. not fully enclosed in a building OR 3. including the hire of a tennis court.	
Infill Housing	Code assessable - if located in Sub-Precincts RA-1, RA-2 or RA-3 ⁵ .	<ul style="list-style-type: none"> Infill Housing Code (Ch. 6, Part 1, Div. 24) Relevant Locality Code Access and Parking Code (Ch. 6, Part 4, Div. 3) Setbacks Code (Ch. 6, Part 4, Div. 4) Site Earthworks Code (Ch. 6, Part 4, Div. 5) Infrastructure Works Code (Ch. 6, Part 4, Div. 6) Landscape Design Code (Ch. 6, Part 4, Div. 7)
	Impact assessable - if located outside Sub-Precincts RA-1, RA-2 or RA-3 ⁵ .	

RESIDENTIAL A - TABLE 4.2		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
Local Utilities	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • Acceptable Solutions for the Residential A Zone of the Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5)
	Code assessable - if the acceptable solutions of the applicable codes for self assessable development are not complied with.	<ul style="list-style-type: none"> • Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Infrastructure Works Code (Ch. 6, Part 4, Div. 6)
Low Density Multiple Dwelling Units	Code assessable – if located in the Urban, Major Employment Centres or Village Locality.	<ul style="list-style-type: none"> • Multiple Dwelling Units Code (Ch. 6, Part 1, Div. 29) • Relevant Locality Code • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Infrastructure Works Code (Ch. 6, Part 4, Div. 6) • Landscape Design Code (Ch. 6, Part 4, Div. 7)
	Impact assessable – if located in the Coast and River Lands or the Mountain Summit and Forests Locality.	
Park	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • Acceptable Solutions for the Residential A Zone of the Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Landscape Design Code (Ch. 6, Part 4, Div. 7)
	Code assessable - if the acceptable solutions of the applicable codes for self assessable development are not complied with.	<ul style="list-style-type: none"> • Relevant Locality Code • Access and Parking Code (Ch. 6, Part 4, Div. 3) • Setbacks Code (Ch. 6, Part 4, Div. 4) • Site Earthworks Code (Ch. 6, Part 4, Div. 5) • Infrastructure Works Code (Ch. 6, Part 4, Div. 6) • Landscape Design Code (Ch. 6, Part 4, Div. 7)
Road Purposes	Exempt	
All Other Defined and Undefined Uses	Impact assessable	

¹ Table 4.2 refers to material change of use and associated works undertaken at the same time as the material change of use. Also, see Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

² For defined uses see Chapter 7, Part 2, Use Definitions Schedule.

³ **Sub-Precinct** RA-7 is located in the Urban Locality.

⁴ Area of the **site** being used for the **home business**, excluding external car parking and access areas.

⁵ **Sub-Precincts** RA-1, RA-2 and RA-3 are located in the Urban Locality.



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Historic Version
PineRiversPlan