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 Works

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.

<table>
<thead>
<tr>
<th>COLUMNS 1</th>
<th>COLUMNS 2</th>
<th>COLUMNS 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use²</td>
<td>Assessment category</td>
<td>Relevant assessment criteria - applicable code for self and code assessable development</td>
</tr>
</tbody>
</table>

**Associated Unit**

Self assessable - if
1. maximum **GFA** is 60m² (excluding roofed verandah) AND
2. the acceptable solutions of the applicable codes are complied with.

- 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 60m² (excluding roofed verandah) AND
2. the acceptable solutions of the applicable codes for self assessable development are not complied with.

- 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 60m² (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.

- 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.

- 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
   - Where **detached houses** are not on **small residential lots**
     - 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**
     - Detached Houses on Small Residential Lots Code (Ch. 6, Part 1, Div 16)
## RESIDENTIAL A - TABLE 4.2

<table>
<thead>
<tr>
<th>COLUMN 1</th>
<th>COLUMN 2</th>
<th>COLUMN 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong>&lt;sup&gt;2&lt;/sup&gt;</td>
<td><strong>Assessment category</strong></td>
<td>Relevant assessment criteria - applicable code for self and code assessable development</td>
</tr>
<tr>
<td>OR</td>
<td></td>
<td>– Acceptable Solutions for the Residential A zone of the Relevant Locality Code</td>
</tr>
<tr>
<td>(b) all of the acceptable solutions, (other than one or more of those solutions identified as concurrence agency issues), in the applicable codes are complied with.</td>
<td></td>
<td>• Where an on-site dam or water impoundment (other than a swimming pool or water tank) is proposed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>– Site Earthworks Code (Ch. 6, Part 4, Div.5)</td>
</tr>
<tr>
<td>Code assessable – if</td>
<td></td>
<td>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 concurrence agency issues forms part of the assessment of the building development application itself. 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.</td>
</tr>
<tr>
<td>1. maximum of 1 detached house on a lot AND 2. one or more of the acceptable solutions, (other than those solutions identified as concurrence agency issues), in the applicable codes are not complied with.</td>
<td></td>
<td>• Where detached houses are not on small residential lots</td>
</tr>
<tr>
<td></td>
<td></td>
<td>– Detached House Code (Ch. 6, Part 1, Div.15)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>– Relevant Locality Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Where detached houses on small residential lots</td>
</tr>
<tr>
<td></td>
<td></td>
<td>– Detached Houses on Small Residential Lots Code (Ch. 6, Part 1, Div.16)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>– Relevant Locality Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Where an on-site dam or water impoundment (other than a swimming pool or water tank) is proposed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>– Site Earthworks Code (Ch. 6, Part 4, Div.5)</td>
</tr>
<tr>
<td>Impact assessable - if more than 1 detached house on a lot.</td>
<td>Display Home</td>
<td>Self assessable - if</td>
</tr>
<tr>
<td>1. maximum of 1 display home on a lot AND 2. the acceptable solutions of the applicable codes are complied with.</td>
<td></td>
<td>1. Detached House Code (Ch. 6, Part 1, Div.15)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Display Home Code (Ch. 6, Part 1, Div.17)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Acceptable Solutions for the Residential A Zone of the Relevant Locality Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4. Access and Parking Code (Ch. 6, Part 4, Div.3)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5. Setbacks Code (Ch. 6, Part 4, Div.4)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6. Site Earthworks Code (Ch. 6, Part 4, Div.5)</td>
</tr>
</tbody>
</table>
## RESIDENTIAL A - TABLE 4.2

<table>
<thead>
<tr>
<th>COLUMN 1</th>
<th>COLUMN 2</th>
<th>COLUMN 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td><strong>Assessment category</strong></td>
<td><strong>Relevant assessment criteria - applicable code for self and code assessable development</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Code assessable - if</td>
<td></td>
<td>▪ Detached House Code (Ch. 6, Part 1, Div. 15)</td>
</tr>
<tr>
<td>1. (a) maximum of 1 display home on a lot AND (b) the acceptable solutions of the applicable codes for self assessable development are not complied with OR 2. more than 1 display home on a lot.</td>
<td></td>
<td>▪ Display Home Code (Ch. 6, Part 1, Div. 17)</td>
</tr>
<tr>
<td>▪ Self assessable - if</td>
<td></td>
<td>▪ Relevant Locality Code</td>
</tr>
<tr>
<td>1. located in the Urban Locality outside Sub-Precinct RA-7, Major Employment Centres, Coast and River Lands or Village Locality AND 2. the acceptable solutions of the applicable codes are complied with.</td>
<td></td>
<td>▪ Access and Parking Code (Ch. 6, Part 4, Div. 3)</td>
</tr>
<tr>
<td>▪ Duplex Dwelling Impact assessable - if 1. (a) located in the Urban Locality outside Sub-Precinct RA-7, Major Employment Centres, Coast and River Lands or Village Locality AND (b) the acceptable solutions of the applicable codes for self assessable development are not complied with OR 2. located in the Mountain Summit and Forests Locality.</td>
<td></td>
<td>▪ Setbacks Code (Ch. 6, Part 4, Div. 4)</td>
</tr>
<tr>
<td>▪ Code assessable - if located in Sub-Precinct RA-7².</td>
<td></td>
<td>▪ Site Earthworks Code (Ch. 6, Part 4, Div. 5)</td>
</tr>
<tr>
<td>▪ Environmental Park Self assessable - if the acceptable solutions of the applicable codes are complied with.</td>
<td></td>
<td>▪ Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</td>
</tr>
<tr>
<td>▪ Code assessable - if the acceptable solutions of the applicable codes for self assessable development are not complied with.</td>
<td></td>
<td>▪ Landscape Design Code (Ch. 6, Part 4, Div. 7)</td>
</tr>
</tbody>
</table>
## RESIDENTIAL A - TABLE 4.2

<table>
<thead>
<tr>
<th>COLUMN 1 Use²</th>
<th>COLUMN 2 Assessment category</th>
<th>COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development</th>
</tr>
</thead>
</table>
| **Estate Sales Office** | Self assessable - if the acceptable solutions of the applicable codes are complied with. | • 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**  | Code assessable - if the acceptable solutions of the applicable codes for self assessable development are not complied with. | • 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 area² is 30m²  
  2. fully enclosed in a building  
  3. excluding the hire of a tennis court  
  4. the acceptable solutions of the applicable codes are complied with. | • 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)  
  • Infrastructure Works Code (Ch. 6, Part 4, Div. 6) |
| **Code assessable**  | Code assessable - if  
  1. maximum area² is 30m²  
  2. fully enclosed in a building  
  3. excluding the hire of a tennis court  
  4. the acceptable solutions of the applicable codes for self assessable development are not complied with. | • 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)  
  • Landscape Design Code (Ch. 6, Part 4, Div. 7) |
| **Impact assessable**| Impact assessable - if  
  1. area² exceeds 30m²  
  2. not fully enclosed in a building  
  3. including the hire of a tennis court. | • 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) |
| **Infill Housing**   | Code assessable - if located in Sub-Precincts RA-1, RA-2 or RA-3². | • 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**| Impact assessable - if located outside Sub-Precincts RA-1, RA-2 or RA-3². | • 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)
### RESIDENTIAL A - TABLE 4.2

<table>
<thead>
<tr>
<th>COLUMN 1 Use</th>
<th>COLUMN 2 Assessment category</th>
<th>COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development</th>
</tr>
</thead>
</table>
| Local Utilities | Self assessable - if the acceptable solutions of the applicable codes are complied with. | • 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. | • 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. | • 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. | • 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. | • 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 | |

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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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