

CHAPTER 4 - ZONE ASSESSMENT TABLES

PART 9 LOCAL BUSINESS ZONE ASSESSMENT TABLE

Table 4.9: Assessment Categories and Relevant Assessment Criteria for the Local Business 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.

LOCAL BUSINESS - TABLE 4.9		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
Car Park	Code assessable	<ul style="list-style-type: none"> • 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)
Caretaker's Residence	<p>Self assessable – if the acceptable solutions of the applicable codes are complied with.</p> <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"> • Caretaker's Residence Code (Ch. 6, Part 1, Div. 9) • 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) • Caretaker's Residence Code (Ch. 6, Part 1, Div. 9) • 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)
Commercial Services	<p>Self assessable - if</p> <ol style="list-style-type: none"> 1. using existing buildings <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> 2. located in the Urban, Major Employment Centres or Coast and River Lands Locality <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> 3. the acceptable solutions of the applicable codes are complied with. <p>Code assessable - if</p> <ol style="list-style-type: none"> 1. (a) using existing buildings <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> (b) located in the Urban, Major Employment Centres or Coast and River Lands Locality <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> (c) the acceptable solutions of the applicable codes for self assessable development are not complied with 	<ul style="list-style-type: none"> • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3) • 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)

LOCAL BUSINESS - TABLE 4.9		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<p>OR</p> <p>2. (a) requiring a new building</p> <p>AND</p> <p>(b) located in the Urban, Major Employment Centres or Coast and River Lands Locality.</p>	
	<p>Impact assessable – if located in the Mountain Summit and Forests Locality.</p>	
Community Facilities	<p>Code assessable – if located in the Urban or Major Employment Centres Locality.</p>	<ul style="list-style-type: none"> • Community Facilities Code (Ch. 6, Part 1, Div. 12) • 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)
	<p>Impact assessable – if located in the Coast and River Lands or Mountain Summit and Forests Locality.</p>	
Display Home	<p>Code assessable - if</p> <p>1. part of a mixed use development</p> <p>AND</p> <p>2. does not occupy the ground floor</p> <p>AND</p> <p>3. located in the Urban or Major Employment Centres Locality</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)
	<p>Impact assessable - if</p> <p>1. not part of a mixed use development</p> <p>OR</p> <p>2. occupies the ground floor</p> <p>OR</p> <p>3. located outside the Urban or Major Employment Centres 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"> • 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)
Fast Food Delivery Service	<p>Self assessable - if</p> <p>1. using existing buildings</p> <p>AND</p> <p>2. located in the Urban or Major Employment Centres Locality</p> <p>AND</p> <p>3. the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3)

LOCAL BUSINESS - TABLE 4.9		
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) using existing buildings AND (b) located in the Urban or Major Employment Centres Locality AND (c) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p>OR</p> <p>2. (a) requiring a new building AND (b) located in the Urban or Major Employment Centres Locality.</p>	<ul style="list-style-type: none"> • 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)
	<p>Impact assessable – if located in the Coast and River Lands or Mountain Summit and Forests Locality.</p>	
Food Outlet	<p>Self assessable - if</p> <p>1. using existing buildings AND 2. excluding a drive through facility AND 3. the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3)
	<p>Code assessable - if</p> <p>1. (a) using existing buildings AND (b) excluding a drive through facility AND (c) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p>OR</p> <p>2. requiring a new building OR</p> <p>3. including a drive through facility.</p>	<ul style="list-style-type: none"> • 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)
Hardware Shop	<p>Self assessable - if</p> <p>1. using existing buildings AND 2. located in the Urban or Major Employment Centres Locality AND 3. the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3)
	<p>Code assessable - if</p> <p>1. (a) using existing buildings AND (b) located in the Urban or Major Employment Centres Locality</p>	<ul style="list-style-type: none"> • 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)

LOCAL BUSINESS - TABLE 4.9		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<p style="text-align: center;">AND</p> <p>(c) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p style="text-align: center;">OR</p> <p>2. (a) requiring a new building</p> <p style="text-align: center;">AND</p> <p>(b) located in the Urban or Major Employment Centres Locality.</p>	<ul style="list-style-type: none"> • 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)
	<p>Impact assessable – if located in the Coast and River Lands or Mountain Summit and Forests Locality.</p>	
Home Business	<p>Self assessable – if</p> <p>1. located in an existing detached house</p> <p style="text-align: center;">AND</p> <p>2. fully enclosed in a building</p> <p style="text-align: center;">AND</p> <p>3. excluding the hire of a tennis court</p> <p style="text-align: center;">AND</p> <p>4. the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> • Home Business Code (Ch. 6, Part 1, Div. 23) • Access and Parking Code (Ch. 6, Part 4, Div. 3)
	<p>Code assessable – if</p> <p>1. (a) located in an existing detached house</p> <p style="text-align: center;">AND</p> <p>(b) fully enclosed in a building</p> <p style="text-align: center;">AND</p> <p>(c) excluding the hire of a tennis court</p> <p style="text-align: center;">AND</p> <p>(d) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p style="text-align: center;">OR</p> <p>2. not fully enclosed in a building</p> <p style="text-align: center;">OR</p> <p>3. including the hire of a tennis court.</p>	<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)
	<p>Impact assessable – if requires construction of a new detached house or other structure.</p>	
Local Utilities	<p>Self assessable - if the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> • 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 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)

LOCAL BUSINESS - TABLE 4.9		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
Medium Density Multiple Dwelling Units	Code assessable – if located in Sub-Precinct LB-1 ³ .	<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 outside Sub-Precinct LB-1 ³ .	
Office	Self assessable - if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3)
	Code assessable - if 1. (a) using existing buildings AND (b) the acceptable solutions of the applicable codes for self assessable development are not complied with OR 2. requiring a new building.	<ul style="list-style-type: none"> • 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)
Park	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • 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)
Recycling Depot	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • 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) • Landscape Design Code (Ch. 6, Part 4, Div. 7)
Retail Nursery	Self assessable - if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3)
	Code assessable - if 1. (a) using existing buildings AND	<ul style="list-style-type: none"> • Relevant Locality Code • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3)

LOCAL BUSINESS - TABLE 4.9		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	(b) the acceptable solutions of the applicable codes for self assessable development are not complied with OR 2. requiring a new building.	<ul style="list-style-type: none"> • 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	
Shop	Self assessable - if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3)
	Code assessable - if 1. (a) using existing buildings AND (b) the acceptable solutions of the applicable codes for self assessable development are not complied with OR 2. requiring a new building.	<ul style="list-style-type: none"> • 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)
Veterinary Clinic	Self assessable - if 1. using existing buildings AND 2. located in the Urban or Major Employment Centres Locality AND 3. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> • Veterinary Clinic Code (Ch. 6, Part 1, Div. 38) • Advertising Signs Code (Ch. 6, Part 4, Div. 2) • Access and Parking Code (Ch. 6, Part 4, Div. 3)
	Code assessable - if 1. (a) using existing buildings AND (b) located in the Urban or Major Employment Centres Locality AND (c) the acceptable solutions of the applicable codes for self assessable development are not complied with OR 2. (a) requiring a new building AND (b) located in the Urban or Major Employment Centres Locality.	<ul style="list-style-type: none"> • Veterinary Clinic Code (Ch. 6, Part 1, Div. 38) • 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) • Landscaping Design Code (Ch. 6, Part 4, Div. 7)
	Impact assessable - if located in the Coast and River Lands or Mountain Summit and Forests Locality.	
All Other Defined and Undefined Uses	Impact assessable	

¹ Table 4.9 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** LB-1 is located within the Urban Locality.