## CHAPTER 4 - ZONE ASSESSMENT TABLES

### PART 10 NEIGHBOURHOOD FACILITIES ZONE ASSESSMENT TABLE

**Table 4.10:** Assessment Categories and Relevant Assessment Criteria for the Neighbourhood Facilities 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.

#### NEIGHBOURHOOD FACILITIES - TABLE 4.10

<table>
<thead>
<tr>
<th>COLUMN 1</th>
<th>COLUMN 2</th>
<th>COLUMN 3</th>
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</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>
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<tr>
<td><strong>Accommodation Units</strong></td>
<td>Code assessable - if part of a mixed-use development.</td>
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<td></td>
<td></td>
<td>• Accommodation Units Code (Ch. 6, Part 1, Div. 2)</td>
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<td></td>
<td>• <strong>Relevant Locality</strong> Code</td>
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<td></td>
<td>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</td>
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<td></td>
<td></td>
<td>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</td>
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<td></td>
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<td>• Setbacks Code (Ch. 6, Part 4, Div. 4)</td>
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<td>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</td>
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<td></td>
<td>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</td>
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<tr>
<td><strong>Impact assessable</strong> - if not part of a mixed-use development.</td>
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<tr>
<td><strong>Car Park</strong></td>
<td>Code assessable</td>
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<td></td>
<td>• <strong>Relevant Locality</strong> Code</td>
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<td>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</td>
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<td>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</td>
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<td>• Landscape Design Code (Ch. 6, Part 4, Div. 7)</td>
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<tr>
<td><strong>Caretaker's Residence</strong></td>
<td>Code assessable</td>
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<td>• Caretaker’s Residence Code (Ch. 6, Part 1, Div. 9)</td>
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<td>• <strong>Relevant Locality</strong> Code</td>
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<td>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</td>
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<td>• Setbacks Code (Ch. 6, Part 4, Div. 4)</td>
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<td>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</td>
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<tr>
<td><strong>Commercial Services</strong></td>
<td>Self assessable - if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with.</td>
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<td></td>
<td></td>
<td>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</td>
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<td></td>
<td>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</td>
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<tr>
<td><strong>Code assessable</strong> – 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.</td>
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<td>• <strong>Relevant Locality</strong> Code</td>
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<td>• Setbacks Code (Ch. 6, Part 4, Div. 4)</td>
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<td>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</td>
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<td>• Landscape Design Code (Ch. 6, Part 4, Div. 7)</td>
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</tbody>
</table>
## Neighbourhood Facilities - Table 4.10

<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>
| Community Facilities | Code assessable | • 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) |
| Display Home | Code assessable - if  
1. part of a mixed use development  
AND  
2. does not occupy the ground floor. | • 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) |
| Impact assessable - if  
1. not part of a mixed use development  
OR  
2. occupies the ground floor. | | |
| Environmental Park | Self assessable - if the acceptable solutions of the applicable codes are complied with. | • 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)  
• 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. located in an existing detached house  
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. | • Home Business Code (Ch. 6, Part 1, Div. 23)  
• Access and Parking Code (Ch. 6, Part 4, Div. 3)  
• 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 - if  
1. (a) located in an existing detached house  
AND  
(b) fully enclosed in a building  
AND  
(c) excluding the hire of a tennis court  
AND | • 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) |
## NEIGHBOURHOOD FACILITIES - TABLE 4.10

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<td><strong>Assessment category</strong></td>
<td><strong>Relevant assessment criteria - applicable code for self and code assessable development</strong></td>
</tr>
</tbody>
</table>
| (d) the acceptable solutions of the applicable codes for self assessable development are not complied with OR 2. not fully enclosed in a building OR 3. including the hire of a tennis court. | **Impact assessable** – if requires construction of a new detached house or other structure. | - Acceptable Solutions for the Neighbourhood Facilities 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) |
| **Local Utilities** | **Self assessable** - if the acceptable solutions of the applicable codes are complied with. | **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) |
| **Medium Density Multiple Dwelling Units** | **Code assessable** - if part of a mixed use development. | **Impact assessable** - if not part of a mixed use development. | - Multiple Dwelling Units Code (Ch. 2, 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) |
| **Office** | **Self assessable** - if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with. | **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 construction of new building. | - Access and Parking Code (Ch. 6, Part 4, Div. 3)  
- Advertising Signs Code (Ch. 6, Part 4, Div. 2)  
- 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) |
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<tr>
<th>COLUMNS 1 Use</th>
<th>COLUMNS 2 Assessment category</th>
<th>COLUMNS 3 Relevant assessment criteria - applicable code for self and code assessable development</th>
</tr>
</thead>
</table>
| **Park**      | Self assessable - if the acceptable solutions of the applicable codes are complied with. | • 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) |
| **Recycling Depot** | Self assessable - if the acceptable solutions of the applicable codes are complied with. | • 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 - 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) |
| **Retail Nursery** | Code assessable - if maximum GFA is 150m². | • 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 GFA exceeds 150m². | |
| **Road Purposes** | Exempt | |
| **Shop** | Code assessable - if retailing antiques, arts, crafts, handmade items or tourist novelties only. | • 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 retailing other than antiques, arts, crafts, handmade items or tourist novelties. | |
| **All Other Defined and Undefined Uses** | Impact assessable | |

1. Table 4.10 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.