

CHAPTER 4 – ZONE ASSESSMENT TABLES

PART 12 VILLAGE CENTRE ZONE ASSESSMENT TABLE

Table 4.12: Assessment Categories and Relevant Assessment Criteria for the Village Centre Zone – Material Change of Use and Associated Works⁷

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.

VILLAGE CENTRE - TABLE 4.12		
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 – if 1. not fronting Williams Street in Dayboro OR 2. not fronting Main Street in Samford.	<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)
	Impact assessable – if 1. fronting Williams Street in Dayboro OR 2. fronting Main Street in Samford.	
Caretaker's Residence	Code assessable	<ul style="list-style-type: none"> • 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	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)
	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)
Community Facilities	Code assessable	<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)

VILLAGE CENTRE - TABLE 4.12		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria—applicable code for self and code assessable development
Display Home	<p>Code assessable – if</p> <ol style="list-style-type: none"> part of a mixed use development <p>AND</p> <ol style="list-style-type: none"> does not occupy the ground floor. 	<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> <ol style="list-style-type: none"> not part of a mixed use development <p>OR</p> <ol style="list-style-type: none"> occupies the ground floor. 	
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 3, 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 3, Part 4, Div. 7)
Fast Food Delivery Service	<p>Self assessable – if</p> <ol style="list-style-type: none"> using existing buildings <p>AND</p> <ol style="list-style-type: none"> 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)
	<p>Code assessable – if</p> <ol style="list-style-type: none"> (a) using existing buildings <p>AND</p> <ol style="list-style-type: none"> (b) the acceptable solutions of the applicable codes for self assessable development are not complied with <p>OR</p> <ol style="list-style-type: none"> 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)
Food Outlet	<p>Self assessable – if</p> <ol style="list-style-type: none"> using existing buildings <p>AND</p> <ol style="list-style-type: none"> excluding a drive through facility <p>AND</p> <ol style="list-style-type: none"> 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)
	<p>Code assessable – if</p> <ol style="list-style-type: none"> (a) using existing buildings <p>AND</p> <ol style="list-style-type: none"> (b) excluding a drive through facility <p>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"> 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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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) excluding a drive through facility.</p> <p>Impact assessable – if including a drive through facility.</p>	
Hardware shop	<p>Self assessable – if</p> <p>1. using existing buildings</p> <p>AND</p> <p>2. 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)
	<p>Code assessable – if</p> <p>1. (a) using existing buildings</p> <p>AND</p> <p>(b) the acceptable solutions of the applicable code for self assessable development are not complied with</p> <p>OR</p> <p>2. requiring a new building.</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)
Hotel	<p>Code assessable – if expansion of existing hotel.</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 a new hotel.</p>	
Indoor Entertainment and Sport	<p>Code assessable</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)
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)
Market	<p>Code assessable</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)
Motel	<p>Code assessable</p>	<ul style="list-style-type: none"> Motel Code (Ch. 6, Part 1, Div. 28) Relevant Locality Code

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		<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) • 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	<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. 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)
	<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) the acceptable solutions of the applicable codes for self assessable development are not complied with <p>OR</p> <ol style="list-style-type: none"> 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	<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)
Radio Station	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)
Recycling Depot	<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)
Retail Nursery	<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. 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)

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	<p>Code assessable – if</p> <p>1. (a) using existing buildings AND (b) 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.</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)
Road Purposes	Exempt	
Shop	<p>Self assessable – if</p> <p>1. using existing buildings AND 2. maximum GFA is 800m² 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)
	<p>Code assessable – if</p> <p>1. (a) using existing buildings AND (b) maximum GFA is 800m² 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.</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 GFA exceeds 800m².</p>	
Veterinary Clinic	<p>Self assessable – if</p> <p>1. using existing buildings AND 2. 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) 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.</p>	<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) • Landscape Design Code (Ch. 6, Part 4, Div. 7)
All other defined and undefined uses	Impact assessable	

¹ Table 4.12 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.