

CHAPTER 4 – ZONE ASSESSMENT TABLES

PART 17 FUTURE URBAN ZONE ASSESSMENT TABLE

Table 4.17: Assessment Categories and Relevant Assessment Criteria for the Future Urban 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.

FUTURE URBAN - TABLE 4.17		
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) • 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) • 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 OR (b) all of the acceptable	<ul style="list-style-type: none"> • Detached House Code (Ch. 6, Part 1, Div. 15) • 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; margin-top: 10px;"> <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</p> </div>

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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>solutions, (other than one or more of those solutions identified as concurrency agency issues), in the applicable codes are complied with.</p>	<p>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>
	<p>Code assessable – if</p> <ol style="list-style-type: none"> 1. maximum of 1 detached house on a lot <p>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"> • Detached House Code (Ch. 6, Part 1, Div.15) • 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) <p>NOTE: The exceptions covered by 2 relate to 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 concurrency 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 concurrency 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>
	<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>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) • 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</p> <ol style="list-style-type: none"> 1. (a) maximum of 1 display home on a lot <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"> 2. more than 1 display home on a lot. 	<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)

FUTURE URBAN - TABLE 4.17

COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
<p>Domestic Storage</p>	<p>Self assessable - if</p> <p>1. (a) maximum site area is 750m² and the maximum aggregate site coverage³ is 60m²</p> <p style="text-align: center;">AND</p> <p>(b) the acceptable solutions of the applicable codes are complied with</p> <p>OR</p> <p>2. (a) site area exceeds 750m² and the maximum aggregate site coverage³ is 75m²</p> <p style="text-align: center;">AND</p> <p>(b) the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> • Domestic Storage Code (Ch. 6, Part 1, Div. 18) • 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</p> <p>1. (a) maximum site area is 750m² and the maximum aggregate site coverage³ is 60m²</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. (a) site area exceeds 750m² and the maximum aggregate site coverage³ is 75m²</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>	<ul style="list-style-type: none"> • Domestic Storage Code (Ch. 6, Part 1, Div. 18) • 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. maximum site area is 750m² and the aggregate site coverage³ exceeds 60m²</p> <p>OR</p> <p>2. site area exceeds 750m² and the aggregate site coverage³ exceeds 75m².</p>	
<p>Environmental Park</p>	<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) • Landscaping 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) • Landscaping Design Code (Ch. 6, Part 4, Div. 7)

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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) 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) Landscaping Design Code (Ch. 6, Part 4, Div. 7)
Home Business	Self assessable - if <ol style="list-style-type: none"> maximum area⁴ is 30m² <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> fully enclosed in a building <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> excluding the hire of a tennis court <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> 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) 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 <ol style="list-style-type: none"> maximum area⁴ is 30m² <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> fully enclosed in a building <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> excluding the hire of a tennis court <p style="text-align: center;">AND</p> <ol style="list-style-type: none"> 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 <ol style="list-style-type: none"> area⁴ exceeds 30m² <p>OR</p> <ol style="list-style-type: none"> not fully enclosed in a building <p>OR</p> <ol style="list-style-type: none"> including the hire of a tennis court. 	
Local Utilities	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)
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) Landscaping Design Code (Ch. 6, Part 4, Div. 7)

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	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) • Landscaping Design Code (Ch. 6, Part 4, Div. 7)
Road Purposes	Exempt	
All Other Defined and Undefined Uses	Impact assessable	

¹ Table 4.17 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 **Site coverage** of the **domestic storage/s** only.

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