## FUTURE URBAN - TABLE 4.17

<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>
<tbody>
<tr>
<td><strong>Associated Unit</strong></td>
<td>Self assessable – if 1. maximum <strong>GFA</strong> is 60m² (excluding roofed verandah) AND 2. the acceptable solutions of the applicable codes are complied with.</td>
<td>• 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)</td>
</tr>
<tr>
<td></td>
<td>Code assessable – if 1. maximum <strong>GFA</strong> is 60m² (excluding roofed verandah) AND 2. the acceptable solutions of the applicable codes for self assessable development are not complied with.</td>
<td>• Associated Unit Code (Ch. 6, Part 1, Div. 6)  • <strong>Relevant Locality</strong> 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)</td>
</tr>
<tr>
<td></td>
<td>Impact assessable - if <strong>GFA</strong> exceeds 60m² (excluding roofed verandah).</td>
<td></td>
</tr>
<tr>
<td><strong>Bed and Breakfast Accommodation</strong></td>
<td>Self assessable - if 1. maximum of 1 bedroom AND 2. the acceptable solutions of the applicable codes are complied with.</td>
<td>• 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)</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td>• Bed and Breakfast Accommodation Code (Ch. 6, Part 1, Div. 7)  • <strong>Relevant Locality</strong> 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)</td>
</tr>
<tr>
<td></td>
<td>Impact assessable - if more than 1 bedroom.</td>
<td>• 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 – Site Earthworks Code (Ch. 6, Part 4, Div. 5)</td>
</tr>
<tr>
<td><strong>Detached House</strong></td>
<td>Self assessable – if 1. maximum of 1 <strong>detached house</strong> 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</td>
<td></td>
</tr>
</tbody>
</table>

**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**
CHAP TER 4, PART 17 – FUTURE URBAN ZONE ASSESSMENT TABLE

<table>
<thead>
<tr>
<th>COLUMN 1</th>
<th>COLUMN 2</th>
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<tr>
<td>Use²</td>
<td>Assessment category</td>
<td>Relevant assessment criteria - applicable code for self and code assessable development</td>
</tr>
<tr>
<td></td>
<td>solutions, (other than one or more of those solutions identified as \textit{concurrence agency issues}), in the applicable codes are complied with.</td>
<td>for assessment of those aspects once a building development application is lodged. Assessment against the performance requirements of those \textit{concurrence agency issues} forms part of the assessment of the building development application itself. However, \textit{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>
</tbody>
</table>

**Code assessable** – if
- maximum of 1 detached house on a lot AND
- one or more of the acceptable solutions, (other than those solutions identified as \textit{concurrence agency issues}), in the applicable codes are not complied with.

- 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 – Site Earthworks Code (Ch. 6, Part 4, Div. 5)

**Self assessable** – if
- maximum of 1 display home on a lot AND
- the acceptable solutions of the applicable codes are complied with.

- 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)

**Display Home Code assessable** – if
- maximum of 1 display home on a lot AND
- the acceptable solutions of the applicable codes for self assessable development are not complied with OR
- more than 1 display home on a lot.

- 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 more than 1 detached house on a lot.

**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. \textit{Council} becomes a concurrence 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.

As part of the building development application for such work, \textit{Council}’s concurrence 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.
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</tr>
</thead>
</table>
| **Domestic Storage** | Self assessable - if | • 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) |
| 1. (a) maximum *site area* is 750m² and the maximum aggregate *site coverage* is 60m²  
(b) the acceptable solutions of the applicable codes are complied with | OR | 2. (a) *site area* exceeds 750m²  
and the maximum aggregate *site coverage* is 75m²  
(b) the acceptable solutions of the applicable codes for self assessable development are not complied with. |
| **Code assessable** | - if | • 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)  
• *Landscaping Design* Code (Ch. 6, Part 4, Div. 7) |
| 1. (a) maximum *site area* is 750m² and the maximum aggregate *site coverage* is 60m²  
(b) the acceptable solutions of the applicable codes for self assessable development are not complied with. | OR | 2. (a) *site area* exceeds 750m²  
and the maximum aggregate *site coverage* is 75m²  
(b) the acceptable solutions of the applicable codes for self assessable development are not complied with. |
| **Impact assessable** | - if | • 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) |
| 1. maximum *site area* is 750m² and the aggregate *site coverage* exceeds 60m² | OR | 2. *site area* exceeds 750m² and the aggregate *site coverage* exceeds 75m². |
| **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)  
• Landscaping 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)  
• Landscaping Design Code (Ch. 6, Part 4, Div. 7) |
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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>
| **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)  
• 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)  
• Landscaping Design Code (Ch. 6, Part 4, Div. 7) |
| **Home Business** | Self assessable - if 1. maximum area* is 30m² 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)  
• Setbacks Code (Ch. 6, Part 4, Div. 4)  
• Site Earthworks Code (Ch. 6, Part 4, Div. 5) |
| **Code assessable** | Code assessable - if 1. maximum area* is 30m² 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 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) |
| **Impact assessable** | Impact assessable - if 1. area* exceeds 30m² OR 2. not fully enclosed in a building OR 3. including the hire of a tennis court. | • 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. | • 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 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) |
| **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)  
• Landscaping Design Code (Ch. 6, Part 4, Div. 7) |
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<tr>
<th>Use</th>
<th>Assessment category</th>
<th>Relevant assessment criteria - applicable code for self and code assessable development</th>
</tr>
</thead>
</table>
| 1. Use | 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)  
• Landscaping Design Code (Ch. 6, Part 4, Div. 7) |

<table>
<thead>
<tr>
<th>Road Purposes</th>
<th>Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Other Defined and Undefined Uses</td>
<td>Impact assessable</td>
</tr>
</tbody>
</table>

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.