

Division 10 – Assessment Table for the Residential A Zone

Note:

- Overlays also affect assessment categories. See overlay maps to determine whether the land is affected. Also refer to Part 1 Section 1.11 of the ShirePlan explaining how the higher assessment category prevails.
- Planning scheme policies indicate when Council may seek further information about an application.

Note: In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). You will comply with the cultural heritage duty of care if you are acting in accordance with gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may also be obtained from www.nrme.qld.gov.au <<http://www.nrme.qld.gov.au>>.

Note: The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

Note: In the circumstances where land in the Residential A zone is located outside the Urban Footprint the existing use rights associated with land in the Residential A Zone will continue, however, development applications will be assessed against the Regulatory Provisions of the SEQ Regional Plan.

Assessment Categories and Relevant Assessment Criteria for the Residential A Zone - Making a Material Change of Use

Note: Where the Planning Area Code is an applicable code refer to Part 5 Section 5.3 to determine which part of the code is applicable.

Table 4.8

Assessment Table (MCU) for the Residential A Zone (Part 4 Division 10)

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
Accommodation Building (inconsistent use)	Impact Assessable	
Agriculture (inconsistent use)	Impact Assessable	
Animal Husbandry (Intensive) (inconsistent use)	Impact Assessable	
Animal Husbandry (Non-Intensive) (inconsistent use)	Impact Assessable	
Aquaculture (inconsistent use)	Impact Assessable	
Car Parking Facility (inconsistent use)	Impact Assessable	
Car Wash (inconsistent use)	Impact Assessable	
Caravan Park (inconsistent use)	Impact Assessable	
Caretaker's Residence (inconsistent use)	Impact Assessable	
Cemetery (inconsistent use)	Impact Assessable	
Child Care Centre	Impact Assessable	
Corrective Institution (inconsistent use)	Impact Assessable	

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Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
Dependent Person's Accommodation	Self Assessable Where it complies with the acceptable solutions of the Dependent Person's Accommodation Code Code Assessable otherwise	For Self Assessable <ul style="list-style-type: none"> Dependent Person's Accommodation Code (Part 7 Division 6) For Code Assessable <ul style="list-style-type: none"> Planning Area Code (Part 5 Division 2) Dependent Person's Accommodation Code (Part 7 Division 6)
Display Home	Code Assessable	<ul style="list-style-type: none"> Planning Area Code (Part 5 Division 2) Display Home and Estate Sales Office Code (Part 7 Division 7) General Works Code (Part 7 Division 11) Landscaping Code (Part 7 Division 13) Lighting Code (Part 7 Division 14) Stormwater Code (Part 7 Division 19) Traffic, Access and Parking Code (Part 7 Division 21) Water Sustainability Code (Part 7 Division 22)
Dual Occupancy	Code Assessable	<ul style="list-style-type: none"> Planning Area Code (Part 5 Division 2) Dual Occupancy Code (Part 7 Division 8) General Works Code (Part 7 Division 11) Landscaping Code (Part 7 Division 13) Stormwater Code (Part 7 Division 19) Traffic, Access and Parking Code (Part 7 Division 21) Water Sustainability Code (Part 7 Division 22)
Dwelling House	Self assessable if complies with all acceptable solutions of the Dwelling House Code or does not comply with S4.1, S6.1, S6.2, S6.3, S6.4, S8.1, S8.2, S9.1, or S10.1 of the Dwelling House Code <div style="border: 1px solid black; padding: 5px;"> <p>Note: Should non-compliance with, S4.1, S6.1, S6.2, S6.3, S6.4, S8.1, S8.2, S9.1, or S10.1 of the Dwelling House Code occur, a private certifier must obtain written advice from Council prior to the issue of Building Works –Development Permit</p> </div> Code assessable where it does not comply with S2.1, S2.2, S2.3, S2.4, S2.5, S2.6, S3.1, S3.2, S3.3, S5.1, S7.1, S7.2, S11.1, S11.2, S11.3, S11.4, S12.1, S12.2 or S12.3 of the Dwelling House Code Impact Assessable	For Self Assessable <ul style="list-style-type: none"> Dwelling House Code (Part 7 Division 9) For Code Assessable <ul style="list-style-type: none"> Planning Area Code except for Site Configuration provisions (Part 5 Division 2) Dwelling House Code (Part 7 Division 9)

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Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
	where it does not comply with S1.1 of the Dwelling House Code	
Educational Establishment	Impact Assessable	
Entertainment and Recreation (Indoors) (<i>inconsistent use</i>)	Impact Assessable	
Entertainment and Recreation (Outdoors) (<i>inconsistent use</i>)	Impact Assessable	
Estate Sales Office	Self Assessable Where it complies with the acceptable solutions S1.1, S2.1, S3.1, S3.2, S4.1, S4.2, S7.1 and S8.1 of the Display Home and Estate Sales Office Code Code Assessable otherwise	For Self Assessable <ul style="list-style-type: none"> Display Home and Estate Sales Office Code – Acceptable Solutions S1.1, S2.1, S3.1, S3.2, S4.1, S4.2, S7.1 and S8.1 (Part 7 Division 7) For Code Assessable <ul style="list-style-type: none"> Planning Area Code (Part 5 Division 2) Display Home and Estate Sales Office Code (Part 7 Division 7) General Works Code (Part 7 Division 11) Landscaping Code (Part 7 Division 13) Lighting Code (Part 7 Division 14) Stormwater Code (Part 7 Division 19) Traffic, Access and Parking Code (Part 7 Division 21)
Extractive Industry (<i>inconsistent use</i>)	Impact Assessable	
Forest Practice (<i>inconsistent use</i>)	Impact Assessable	
Fuel Depot (<i>inconsistent use</i>)	Impact Assessable	
Funeral Parlour (<i>inconsistent use</i>)	Impact Assessable	
General Industry (<i>inconsistent use</i>)	Impact Assessable	
Home Based Business	Self Assessable Where it complies with the acceptable solutions S1.1, S2.1, S2.2, S2.3, S2.4, S2.5, S2.6, S3.1, S3.2 and S3.3 of the Home Based Business Code Code Assessable otherwise	For Self Assessable <ul style="list-style-type: none"> Home Based Business Code – Acceptable Solutions S1.1, S2.1, S2.2, S2.3, S2.4, S2.5, S2.6, S3.1, S3.2 and S3.3 (Part 7 Division 12) For Code Assessable <ul style="list-style-type: none"> Planning Area Code (Part 5 Division 2) Home Based Business Code (Part 7 Division 12) General Works Code (Part 7 Division 11) Landscaping Code (Part 7 Division 13) Lighting Code (Part 7 Division 14) Noise Code (Part 7 Division 15A) Stormwater Code (Part 7 Division 19) Traffic, Access and Parking Code (Part 7 Division 21)
Hospital (<i>inconsistent use</i>)	Impact Assessable	
Hotel (<i>inconsistent use</i>)	Impact Assessable	

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Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
Landscape Supply Centre (<i>inconsistent use</i>)	Impact Assessable	
Landscape Supply Production (<i>inconsistent use</i>)	Impact Assessable	
Local Utility	Exempt	
Major Utility	Code Assessable	<ul style="list-style-type: none"> • Planning Area Code (Part 5 Division 2) • General Works Code (Part 7 Division 11) • Landscaping Code (Part 7 Division 13) • Lighting Code (Part 7 Division 14) • Noise Code (Part 7 Division 15A) • Stormwater Code (Part 7 Division 19) • Traffic, Access and Parking Code (Part 7 Division 21) • Water Sustainability Code (Part 7 Division 22)
Marina (<i>inconsistent use</i>)	Impact Assessable	
Market (<i>inconsistent use</i>)	Impact Assessable	
Medical Centre (<i>inconsistent use</i>)	Impact Assessable	
Motor Vehicle Repair Station (<i>inconsistent use</i>)	Impact Assessable	
Multiple Dwellings (<i>inconsistent use</i>)	Impact Assessable	
Office (<i>inconsistent use</i>)	Impact Assessable	
Park	Exempt	
Place of Worship	Impact Assessable	
Recycling Yard (<i>inconsistent use</i>)	Impact Assessable	
Relocatable Home Park	Impact Assessable	
Restaurant (<i>inconsistent use</i>)	Impact Assessable	
Retail Showroom (<i>inconsistent use</i>)	Impact Assessable	
Retirement Village (<i>consistent use where located in a Residential Emerging Area set out in Schedule 4</i>)	Impact Assessable	
Roadside Stall (<i>inconsistent use</i>)	Impact Assessable	
Rural Service Industry (<i>inconsistent use</i>)	Impact Assessable	
Rural Worker's Dwelling (<i>inconsistent use</i>)	Impact Assessable	
Sales or Hire Yard	Impact Assessable	

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Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
<i>(inconsistent use)</i>		
Service Industry <i>(inconsistent use)</i>	Impact Assessable	
Service Station <i>(inconsistent use)</i>	Impact Assessable	
Shop	Impact Assessable	
Special Care Facility	Impact Assessable	
Special Industry <i>(inconsistent use)</i>	Impact Assessable	
Storage Facility <i>(inconsistent use)</i>	Impact Assessable	
Surgery	Code Assessable	<ul style="list-style-type: none"> • Planning Area Code (Part 5 Division 2) • General Works Code (Part 7 Division 11) • Landscaping Code (Part 7 Division 13) • Lighting Code (Part 7 Division 14) • Noise Code (Part 7 Division 15A) • Stormwater Code (Part 7 Division 19) • Traffic, Access and Parking Code (Part 7 Division 21) • Water Sustainability Code (Part 7 Division 22)
Take Away Food Outlet <i>(inconsistent use)</i>	Impact Assessable	
Telecommunication Facility <i>(inconsistent use)</i>	Impact Assessable	
Transport Depot <i>(inconsistent use)</i>	Impact Assessable	
Vehicle Sales and Service <i>(inconsistent use)</i>	Impact Assessable	
Veterinary Establishment <i>(inconsistent use)</i>	Impact Assessable	
Warehouse <i>(inconsistent use)</i>	Impact Assessable	
Winery <i>(inconsistent use)</i>	Impact Assessable	
Other	Exempt if for road Impact Assessable otherwise	

Pages 91 and 92 have been intentionally removed

Historic Version
Caboolture ShirePlan