

Division 15 – Assessment Table for Other Development

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.

Assessment Categories and Relevant Assessment Criteria for All Zones - Other Development

Table 4.13 Assessment Table (Other Development) for all Zones (Part 4 Division 15)		
Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
Building Work not associated with a material change of use, for a Dwelling House, where involving a new roof area greater than or equal to 100m ²	<p>Self assessable if it complies with:</p> <p>(a) all acceptable solutions of the Water Sustainability Code; and</p> <p>(b) all acceptable solutions of the Dwelling House Code or does not comply with S1.1 (for all zones other than Residential A), S4.1, S6.1, S6.2, S6.3, S6.4, S8.1, S8.2, S9.1, or S10.1 of the Dwelling House Code.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Should non-compliance with S1.1 (for all zones other than Residential A), 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> <p>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</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> Dwelling House Code (Part 7 Division 9) Water Sustainability Code (Part 7 Division 22) <p>For Code Assessable</p> <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) Water Sustainability Code (Part 7 Division 22)

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Assessment Table (Other Development) for all Zones (Part 4 Division 15)

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
	<p>S12.3 of the Dwelling House Code</p> <p>Impact Assessable in the Residential A zone only where it does not comply with S1.1 of the Dwelling House Code</p>	
Building Work not associated with a material change of use, for a Dwelling House, where involving a new roof area less than 100m ²	<p>Self assessable if complies with all acceptable solutions of the Dwelling House Code or does not comply with S1.1 (for all zones other than Residential A), S4.1, S6.1, S6.2, S6.3, S6.4, S8.1, S8.2, S9.1, or S10.1 of the Dwelling House Code.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Note: Should non-compliance with S1.1 (for all zones other than Residential A), 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> <p>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</p> <p>Impact Assessable in the Residential A zone only where it does not comply with S1.1 of the Dwelling House Code</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> Dwelling House Code (Part 7 Division 9) <p>For Code Assessable</p> <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)
Building Work not associated with a material change of use, for all uses other than a Dwelling House, where involving a new roof area greater than or equal to 100m ²	<p>Self Assessable if it complies with all acceptable solutions in the applicable codes</p> <p>Code Assessable otherwise</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> Building Work Code (Part 7 Division 3) Lighting Code (Part 7 Division 14 – Acceptable Solutions S 1.1) Traffic, Access and Parking Code (Part 7 Division 21 – Acceptable Solutions-S4.1, S4.2, S4.3, S4.5, S4.6, S4.7, S4.8, S4.9, and S4.10) Water Sustainability Code (Part 7 Division 22)

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Assessment Table (Other Development) for all Zones (Part 4 Division 15)

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
		For Code Assessable <ul style="list-style-type: none"> Building Work Code (Part 7 Division 3) Planning Area Code (Part 5 Division 2) Lighting Code (Part 7 Division 14) Traffic, Access and Parking Code (Part 7 Division 21) Water Sustainability Code (Part 7 Division 22)
Building Work, not associated with a material change of use, for all uses other than a Dwelling House where involving a new roof area less than 100m ²	Self Assessable if it meets all acceptable solutions in the applicable code Code Assessable otherwise	For Self Assessable <ul style="list-style-type: none"> Building Work Code (Part 7 Division 3) Lighting Code (Part 7 Division 14 – Acceptable Solutions S 1.1) Traffic, Access and Parking Code (Part 7 Division 21 – Acceptable Solutions S4.1, S4.2, S4.3, S4.5, S4.6, S4.7, S4.8, S4.9, and S4.10) For Code Assessable <ul style="list-style-type: none"> Building Work Code (Part 7 Division 3) Planning Area Code (Part 5 Division 2) Lighting Code (Part 7 Division 14) Traffic, Access and Parking Code (Part 7 Division 21)
Minor Building Work	Exempt	
Carrying out work for a car park not associated with a material change of use	Code Assessable	<ul style="list-style-type: none"> 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)
Carrying out work in association with Reconfiguring a Lot	Code Assessable	<ul style="list-style-type: none"> General Works Code (Part 7 Division 11) Landscaping Code (Part 7 Division 13) Stormwater Code (Part 7 Division 19)
Construction of a Dam	Exempt if involving a storage volume less than 20m ³ Code Assessable otherwise	<ul style="list-style-type: none"> Dams, Filling and Excavation Code (Part 7 Division 5) Stormwater Code (Part 7 Division 19 – Specific Outcome SO6)
Filling or Excavation of Land not associated with a Material Change of Use	Code Assessable (a) if cumulatively filling greater than 50m ³ of uncompacted material in the Rural or Rural Residential zones; or (b) if cumulatively excavating greater than 50m ³ of material in the Rural or Rural Residential zones; or (c) if cumulatively filling greater than 20m ³ of uncompacted material in the District Centre, District Industry, Local Centre, Local Industry, Metropolitan Centre, Open Space,	<ul style="list-style-type: none"> Dams, Filling and Excavation Code (Part 7 Division 5) Stormwater Code (Part 7 Division 19 – Specific Outcome SO6)

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Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable codes if development is self-assessable or requires code assessment
	Regional Industry, Residential A, Residential B or Special Use zones; or (d) if cumulatively excavating greater than 20m ³ of material in the District Centre, District Industry, Local Centre, Local Industry, Metropolitan Centre, Open Space, Regional Industry, Residential A, Residential B or Special Use zones Exempt otherwise	
Reconfiguring a Lot for an access easement	Code Assessable	<ul style="list-style-type: none"> Reconfiguring a Lot Code – Access Easement Provisions Only (Part 7 Division 16)
Reconfiguring a Lot for a community title involving a standard format	Code Assessable	<ul style="list-style-type: none"> Reconfiguring a Lot Code – Community Title Provisions Only (Part 7 Division 16)
Reconfiguring a Lot for a realignment of boundaries	Code Assessable	<ul style="list-style-type: none"> Reconfiguring a Lot Code – Realignment of Boundaries Provisions Only (Part 7 Division 16)
Reconfiguring a Lot for a subdivision by lease	Code Assessable	<ul style="list-style-type: none"> Reconfiguring a Lot Code (Part 7 Division 16)
Reconfiguring a Lot for a volumetric subdivision	Code Assessable	<ul style="list-style-type: none"> Reconfiguring a Lot Code – Volumetric Subdivision Provisions Only (Part 7 Division 16)
Reconfiguring a Lot for the subdivision of a lot	Impact Assessable in the Residential A zone where all lots do not meet the minimum areas as identified in Table 7.21 Code Assessable otherwise	<ul style="list-style-type: none"> Planning Area Code (Part 5 Division 2) Reconfiguring a Lot Code (Part 7 Division 16) 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)
Other	Exempt	