

## CHAPTER 4 – ZONE ASSESSMENT TABLES

### PART 4 SPECIAL RESIDENTIAL ZONE ASSESSMENT TABLE

**Table 4.4: Assessment Categories and Relevant Assessment Criteria for the Special Residential Zone - Material Change of Use and Associated Works<sup>1</sup>**

**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.

| SPECIAL RESIDENTIAL - TABLE 4.4        |   |   |
|--|---|---|
| COLUMN 1<br>Use <sup>2</sup>           | COLUMN 2<br>Assessment category   | COLUMN 3<br>Relevant assessment criteria - applicable code for self and code assessable development   |
| <b>Associated Unit</b>                 | <b>Self assessable</b> – if<br>1. maximum <b>GFA</b> is 60m <sup>2</sup> (excluding roofed verandah)<br><b>AND</b><br>2. the acceptable solutions of the applicable codes are complied with.  | <ul style="list-style-type: none"> <li>Associated Unit Code (Ch. 6, Part 1, Div. 6)</li> <li>Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> </ul>  |
|  | <b>Code assessable</b> - if<br>1. maximum <b>GFA</b> is 60m <sup>2</sup> (excluding roofed verandah)<br><b>AND</b><br>2. the acceptable solutions of the applicable codes for self assessable development are not complied with.      | <ul style="list-style-type: none"> <li>Associated Unit Code (Ch. 6, Part 1, Div. 6)</li> <li><b>Relevant Locality</b> Code</li> <li>Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</li> </ul>  |
|  | <b>Impact assessable</b> - if <b>GFA</b> exceeds 60m <sup>2</sup> (excluding roofed verandah).  |   |
| <b>Bed and Breakfast Accommodation</b> | <b>Self assessable</b> - if<br>1. maximum of 1 bedroom<br><b>AND</b><br>2. the acceptable solutions of the applicable codes are complied with.  | <ul style="list-style-type: none"> <li>Bed and Breakfast Accommodation Code (Ch. 6, Part 1, Div. 7)</li> <li>Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> </ul>  |
|  | <b>Code assessable</b> - if<br>1. maximum of 1 bedroom<br><b>AND</b><br>2. the acceptable solutions of the applicable codes for self assessable development are not complied with.  | <ul style="list-style-type: none"> <li>Bed and Breakfast Accommodation Code (Ch. 6, Part 1, Div. 7)</li> <li><b>Relevant Locality</b> Code</li> <li>Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</li> </ul>  |
|  | <b>Impact assessable</b> - if more than 1 bedroom.  |   |
| <b>Detached House</b>                  | <b>Self assessable</b> - if<br>1. maximum of 1 <b>detached house</b> on a lot<br><b>AND</b><br>2. either:-<br>(a) all of the acceptable solutions of the applicable codes are complied with<br><b>OR</b><br>(b) all of the acceptable | <ul style="list-style-type: none"> <li>Detached House Code (Ch. 6, Part 1, Div. 15)</li> <li>Where an on-site dam or water impoundment (other than a swimming pool or water tank) is proposed <ul style="list-style-type: none"> <li>Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> </ul> </li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <b>NOTE:</b> The exceptions covered by 2(b) relate to the boundary setback, <b>site coverage</b>, structure height, visual privacy, car parking and private open space aspects of building work components of the development. <b>Council</b> becomes a concurrence agency </div> |

| SPECIAL RESIDENTIAL - TABLE 4.4 |   |  |
|---------------------------------|---|--|
| COLUMN 1<br>Use <sup>2</sup>    | COLUMN 2<br>Assessment category   | COLUMN 3<br>Relevant assessment criteria - applicable code for self and code assessable development  |
|                                 | <p>solutions, (other than one or more of those solutions identified as <b>concurrency agency issues</b>), in the applicable codes are complied with.</p>  | <p>for assessment of those aspects once a <b>building development application</b> is lodged. Assessment against the performance requirements of those <b>concurrency agency issues</b> forms part of the assessment of the <b>building development application</b> itself.</p> <p>However, <b>Council</b> is always prepared to consider requests from development proponents in relation to assessment of these aspects prior to the actual lodgement of a <b>building development application</b>.</p>   |
|                                 | <p><b>Code assessable</b> - if</p> <ol style="list-style-type: none"> <li>maximum of 1 <b>detached house</b> on a lot</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>one or more of the acceptable solutions, (other than those solutions identified as <b>concurrency agency issues</b>), in the applicable codes are not complied with.</li> </ol>   | <ul style="list-style-type: none"> <li>Detached House Code (Ch. 6, Part 1, Div. 15)</li> <li><b>Relevant Locality</b> Code</li> <li>Where an on-site dam or water impoundment (other than a swimming pool or water tank) is proposed <ul style="list-style-type: none"> <li>Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> </ul> </li> </ul> <p><b>NOTE:</b> The exceptions covered by 2 relate to boundary setback, <b>site coverage</b>, structure height, visual privacy, car parking and private open space aspects of building work components of the development. <b>Council</b> becomes a concurrence agency for assessment of those aspects once a <b>building development application</b> 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 <b>building development application</b> for such work, <b>Council's</b> 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.</p> |
|                                 | <p><b>Impact assessable</b> – if more than 1 <b>detached house</b> on a lot.</p>  |  |
| <b>Display Home</b>             | <p><b>Self assessable</b> - if</p> <ol style="list-style-type: none"> <li>located in the Urban, Coast and River Lands, Catchment, Semi-Urban, Rural Living or Village Locality</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>maximum of 1 <b>display home</b> on a lot</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>the acceptable solutions of the applicable codes are complied with.</li> </ol>   | <ul style="list-style-type: none"> <li>Detached House Code (Ch. 6, Part 1, Div. 15)</li> <li>Display Home Code (Ch. 6, Part 1, Div.17)</li> <li>Acceptable Solutions for the Special Residential Zone of the <b>Relevant Locality</b> Code</li> <li>Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> </ul>  |
|                                 | <p><b>Code assessable</b> - if</p> <ol style="list-style-type: none"> <li>(a) located in the Urban, Coast and River Lands, Catchment, Semi-Urban, Rural Living or Village Locality</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>(b) maximum of 1 <b>display home</b> on a lot</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>(c) the acceptable solutions of the applicable codes for self assessable development are not complied with</li> </ol> <p><b>OR</b></p> <ol style="list-style-type: none"> <li>(a) located in the Urban, Coast and Rivers Lands,</li> </ol> | <ul style="list-style-type: none"> <li>Detached House Code (Ch. 6, Part 1, Div. 15)</li> <li>Display Home Code (Ch. 6, Part 1, Div.17)</li> <li><b>Relevant Locality</b> Code</li> <li>Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</li> </ul>  |

| SPECIAL RESIDENTIAL - TABLE 4.4 |   |  |
|---------------------------------|---|--|
| COLUMN 1<br>Use <sup>2</sup>    | COLUMN 2<br>Assessment category   | COLUMN 3<br>Relevant assessment criteria - applicable code for self and code assessable development  |
|                                 | Catchment, Semi-Urban, Rural Living or Village Locality<br><b>AND</b><br>(b) more than 1 <b>display home</b> on a lot.  |  |
|                                 | <b>Impact assessable</b> - if located in the Mountain Summit and Forests Locality.  |  |
| <b>Environmental Park</b>       | <b>Self assessable</b> - if the acceptable solutions of the applicable codes are complied with.   | <ul style="list-style-type: none"> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>• Landscape Design Code (Ch. 6, Part 4, Div. 7)</li> </ul>  |
|                                 | <b>Code assessable</b> - if the acceptable solutions of the applicable codes for self assessable development are not complied with.   | <ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</li> <li>• Landscape Design Code (Ch. 6, Part 4, Div. 7)</li> </ul>  |
| <b>Estate Sales Office</b>      | <b>Self assessable</b> - if<br>1. located in the Urban, Coast and River Lands, Catchment, Semi-Urban, Rural Living or Village Locality<br><b>AND</b><br>2. the acceptable solutions of the applicable codes are complied with.  | <ul style="list-style-type: none"> <li>• Estate Sales Office Code (Ch. 6, Part 1, Div. 20)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> </ul>  |
|                                 | <b>Code assessable</b> - if<br>1. located in the Urban, Coast and River Lands, Catchment, Semi-Urban, Rural Living or Village Locality<br><b>AND</b><br>2. the acceptable solutions of the applicable codes for self assessable development are not complied with.                | <ul style="list-style-type: none"> <li>• Estate Sales Office Code (Ch. 6, Part 1, Div. 20)</li> <li>• <b>Relevant Locality</b> Code</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</li> <li>• Landscape Design Code (Ch. 6, Part 4, Div. 7)</li> </ul> |
|                                 | <b>Impact assessable</b> - if located in the Mountain Summit and Forests Locality.  |  |
| <b>Home Business</b>            | <b>Self assessable</b> – if<br>1. maximum area <sup>3</sup> is 30m <sup>2</sup><br><b>AND</b><br>2. fully enclosed in a building<br><b>AND</b><br>3. excluding the hire of a tennis court<br><b>AND</b><br>4. the acceptable solutions of the applicable codes are complied with. | <ul style="list-style-type: none"> <li>• Home Business Code (Ch. 6, Part 1, Div. 23)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> </ul>  |

| SPECIAL RESIDENTIAL - TABLE 4.4             |   |   |
|---|---|---|
| COLUMN 1<br>Use <sup>2</sup>                | COLUMN 2<br>Assessment category   | COLUMN 3<br>Relevant assessment criteria - applicable code for self and code assessable development   |
|   | <b>Code assessable</b> - if<br>1. maximum area <sup>3</sup> is 30m <sup>2</sup><br><b>AND</b><br>2. fully enclosed in a building<br><b>AND</b><br>3. excluding the hire of a tennis court<br><b>AND</b><br>4. the acceptable solutions of the applicable codes for self assessable development are not complied with. | <ul style="list-style-type: none"> <li>• Home Business Code (Ch. 6, Part 1, Div. 23)</li> <li>• <b>Relevant Locality</b> Code</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</li> </ul>   |
|   | <b>Impact assessable</b> - if<br>1. area <sup>3</sup> exceeds 30m <sup>2</sup><br><b>OR</b><br>2. not fully enclosed in a building<br><b>OR</b><br>3. including the hire of a tennis court.   |   |
| <b>Local Utilities</b>                      | <b>Self assessable</b> - if the acceptable solutions of the applicable codes are complied with.   | <ul style="list-style-type: none"> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> </ul>  |
|   | <b>Code assessable</b> - if the acceptable solutions of the applicable codes for self assessable development are not complied with.   | <ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</li> </ul>  |
| <b>Park</b>                                 | <b>Self assessable</b> - if the acceptable solutions of the applicable codes are complied with.   | <ul style="list-style-type: none"> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>• Landscape Design Code (Ch. 6, Part 4, Div. 7)</li> </ul>   |
|   | <b>Code assessable</b> - if the acceptable solutions of the applicable codes for self assessable development are not complied with.   | <ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• Setbacks Code (Ch. 6, Part 4, Div. 4)</li> <li>• Site Earthworks Code (Ch. 6, Part 4, Div. 5)</li> <li>• Infrastructure Works Code (Ch. 6, Part 4, Div. 6)</li> <li>• Landscape Design Code (Ch. 6, Part 4, Div. 7)</li> </ul> |
| <b>Road Purposes</b>                        | <b>Exempt</b>   |   |
| <b>All Other Defined and Undefined Uses</b> | <b>Impact assessable</b>  |   |

<sup>1</sup> Table 4.4 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.

<sup>2</sup> For defined uses see Chapter 7, Part 2, Use Definitions Schedule.

<sup>3</sup> Area of the **site** being used for the **home business**, excluding external car parking and access areas.