

## CHAPTER 4 - ZONE ASSESSMENT TABLES

### PART 8 COMMERCIAL ZONE ASSESSMENT TABLE

**Table 4.8: Assessment Categories and Relevant Assessment Criteria for the Commercial 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.

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
<b>Bulk Garden Supplies</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Car Depot</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Car Park</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Caretaker's Residence</b>	<b>Self assessable</b> - if 1. located outside <b>Sub-Precinct C-5<sup>3</sup></b>  <b>AND</b> 2. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> <li>• Caretaker's Residence Code (Ch. 6, Part 1, Div. 9)</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>

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<p><b>Code assessable</b> - if</p> <ol style="list-style-type: none"> <li>located outside <b>Sub-Precinct C-5<sup>3</sup></b></li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>the acceptable solutions of the applicable codes for self assessable development are not complied with.</li> </ol> <p><b>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b>.</p>	<ul style="list-style-type: none"> <li>Caretaker's Residence Code (Ch. 6, Part 1, Div. 9)</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>Commercial Services</b>	<p><b>Self assessable</b> - if</p> <ol style="list-style-type: none"> <li>using existing buildings</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>located outside <b>Sub-Precinct C-5<sup>3</sup></b></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>Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
	<p><b>Code assessable</b> - if</p> <ol style="list-style-type: none"> <li>(a) using existing buildings</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>located outside <b>Sub-Precinct C-5<sup>3</sup></b></li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>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>requiring a new building</li> </ol> <p><b>OR</b></p> <ol style="list-style-type: none"> <li>located in <b>Sub-Precinct C-5<sup>3</sup></b>.</li> </ol>	<ul style="list-style-type: none"> <li><b>Relevant Locality</b> Code</li> <li>Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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>Community Facilities</b>	<p><b>Self assessable</b> - if</p> <ol style="list-style-type: none"> <li>using existing buildings</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>located outside <b>Sub-Precinct C-5<sup>3</sup></b></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>Community Facilities Code (Ch. 6, Part 1, Div. 12)</li> <li>Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
	<p><b>Code assessable</b> - if</p> <ol style="list-style-type: none"> <li>(a) using existing buildings</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>located outside <b>Sub-Precinct C-5<sup>3</sup></b></li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>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) requiring a new building</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>located outside <b>Sub-Precinct C-5<sup>3</sup></b>.</li> </ol>	<ul style="list-style-type: none"> <li>Community Facilities Code (Ch. 6, Part 1, Div. 12)</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>

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<b>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Educational Establishment</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<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>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
<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>Fast Food Delivery Service</b>	<b>Self assessable</b> - if 1. using existing buildings <b>AND</b> 2. located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> 3. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
	<b>Code assessable</b> - if 1. (a) using existing buildings <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> (c) the acceptable solutions of the applicable codes for self assessable development are not complied with <b>OR</b> 2. (a) requiring a new building <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Food Outlet</b>	<b>Self assessable</b> - if 1. using existing buildings <b>AND</b> 2. located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b>	<ul style="list-style-type: none"> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<p>3. the acceptable solutions of the applicable codes are complied with.</p> <p><b>Code assessable</b> - if</p> <p>1. (a) using existing buildings <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> (c) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p><b>OR</b></p> <p>2. (a) requiring a new building <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b>.</p>	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Hardware Shop</b>	<p><b>Self assessable</b> - if</p> <p>1. using existing buildings <b>AND</b></p> <p>2. located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b></p> <p>3. the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
	<p><b>Code assessable</b> - if</p> <p>1. (a) using existing buildings <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> (c) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p><b>OR</b></p> <p>2. (a) requiring a new building <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b>.</p>	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Home Business</b>	<p><b>Self assessable</b> - if</p> <p>1. (a) located in an existing <b>detached house</b> <b>AND</b> (b) fully enclosed in a building <b>AND</b> (c) excluding the hire of a tennis court</p>	<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> </ul>

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<p><b>AND</b></p> <p>(d) located outside <b>Sub-Precinct C-5<sup>3</sup></b></p> <p><b>AND</b></p> <p>(e) the acceptable solutions of the applicable codes are complied with</p> <p><b>OR</b></p> <p>2. (a) located in an existing <b>detached house</b></p> <p><b>AND</b></p> <p>(b) maximum area<sup>4</sup> is 30m<sup>2</sup></p> <p><b>AND</b></p> <p>(c) fully enclosed in a building</p> <p><b>AND</b></p> <p>(d) excluding the hire of a tennis court</p> <p><b>AND</b></p> <p>(e) located in <b>Sub-Precinct C-5<sup>3</sup></b></p> <p><b>AND</b></p> <p>(f) the acceptable solutions of the applicable codes are complied with.</p>	
	<p><b>Code assessable</b> - if the triggers for self assessable or impact assessable development do not apply.</p>	<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>
	<p><b>Impact assessable</b> – if requires construction of a new <b>detached house</b> or other <b>structure</b>.</p>	
	<p><b>Self assessable</b> - if</p> <p>1. using existing buildings</p> <p><b>AND</b></p> <p>2. located outside <b>Sub-Precinct C-5<sup>3</sup></b></p> <p><b>AND</b></p> <p>3. the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
<b>Indoor Entertainment and Sport</b>	<p><b>Code assessable</b> - if</p> <p>1. (a) using existing buildings</p> <p><b>AND</b></p> <p>(b) located outside <b>Sub-Precinct C-5<sup>3</sup></b></p> <p><b>AND</b></p> <p>(c) the acceptable solutions of the applicable codes for self assessable development are not complied with</p>	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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>

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<b>OR</b> 2. (a) requiring a new building <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> . <b>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Local Utilities</b>	<b>Self assessable</b> - if the acceptable solutions of the applicable codes are complied with. <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>• 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>• <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>Major Telecommunication Facility</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> . <b>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• Major Telecommunication Facility Code (Ch. 6, Part 1, Div. 27)</li> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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>Office</b>	<b>Self assessable</b> - if 1. using existing buildings <b>AND</b> 2. located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> 3. the acceptable solutions of the applicable codes are complied with. <b>Code assessable</b> - if 1. (a) using existing buildings <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> (c) the acceptable solutions of the applicable codes for self assessable development are not complied with <b>OR</b> 2. (a) requiring a new building <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b>	<ul style="list-style-type: none"> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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>



COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<b>OR</b> 3. (a) excluding medical and dental suites <b>AND</b> (b) located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
	<b>Impact assessable</b> - if 1. including medical and dental suites <b>AND</b> 2. located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Outdoor Recreation</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Outdoor Sales</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<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>Place of Worship</b>	<b>Self assessable</b> - if 1. using existing buildings <b>AND</b> 2. located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> 3. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> <li>• Place of Worship Code (Ch. 6, Part 1, Div. 32)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
	<b>Code assessable</b> - if 1. (a) using existing buildings <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b>	<ul style="list-style-type: none"> <li>• Place of Worship Code (Ch. 6, Part 1, Div. 32)</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> </ul>

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	(c) the acceptable solutions of the applicable codes for self assessable development are not complied with  <b>OR</b> 2. (a) requiring a new building  <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Radio Station</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Recycling Depot</b>	<b>Self assessable</b> - if 1. (a) located outside <b>Sub-Precinct C-5<sup>3</sup></b>  <b>AND</b> (b) 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 1. located outside <b>Sub-Precinct C-5<sup>3</sup></b>  <b>AND</b> 2. 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>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Retail Nursery</b>	<b>Self assessable</b> - if 1. using existing buildings  <b>AND</b> 2. located outside <b>Sub-Precinct C-5<sup>3</sup></b>  <b>AND</b> 3. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
	<b>Code assessable</b> - if 1. (a) using existing buildings  <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b>  <b>AND</b> (c) 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>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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>



COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<b>OR</b> 2. (a) requiring a new building <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	
	<b>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Road Purposes</b>	<b>Exempt</b>	
<b>Service Station</b>	<b>Code assessable</b> – if exceeds 100m from a residential <b>zone</b> .  <b>Impact assessable</b> - if less than 100m from residential <b>zone</b> .	<ul style="list-style-type: none"> <li>• Service Station Code (Ch. 6, Part 1, Div. 36)</li> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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>Shop</b>	<b>Code assessable</b> - if 1. total <b>GFA</b> used as a <b>shop</b> on the lot does not exceed 150m <sup>2</sup> <b>AND</b> 2. lot area at least 2000m <sup>2</sup> <b>AND</b> 3. located outside <b>Sub-Precinct C-5<sup>3</sup></b> .  <b>Impact assessable</b> - if 1. total <b>GFA</b> used as a <b>shop</b> on the lot exceeds 150m <sup>2</sup> <b>OR</b> 2. lot area less than 2000m <sup>2</sup> <b>OR</b> 3. located in <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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>Showroom</b>	<b>Self assessable</b> - if 1. using existing buildings <b>AND</b> 2. located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> 3. the acceptable solutions of the applicable codes are complied with.  <b>Code assessable</b> - if 1. (a) using existing buildings <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> (c) the acceptable solutions of the applicable codes for self assessable development are not complied with <b>OR</b>	<ul style="list-style-type: none"> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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>

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	2. (a) requiring a new building <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	
	<b>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Special Use</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<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>Impact assessable</b> - if located in <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Vehicle Sales</b>	<b>Self assessable</b> - if 1. using existing buildings <b>AND</b> 2. located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> 3. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
	<b>Code assessable</b> - if 1. (a) using existing buildings <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> (c) the acceptable solutions of the applicable codes for self assessable development are not complied with <b>OR</b> 2. (a) requiring a new building <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b> .	<ul style="list-style-type: none"> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5<sup>3</sup></b> .	
<b>Veterinary Clinic</b>	<b>Self assessable</b> - if 1. using existing buildings <b>AND</b> 2. located outside <b>Sub-Precinct C-5<sup>3</sup></b> <b>AND</b> 3. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> <li>• Veterinary Clinic Code (Ch. 6, Part 1, Div. 38)</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>
	<b>Code assessable</b> - if 1. (a) using existing buildings <b>AND</b> (b) located outside <b>Sub-Precinct C-5<sup>3</sup></b>	<ul style="list-style-type: none"> <li>• Veterinary Clinic Code (Ch. 6, Part 1, Div. 38)</li> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</li> <li>• Access and Parking Code (Ch. 6, Part 4, Div. 3)</li> </ul>

COMMERCIAL - TABLE 4.8		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<p><b>AND</b></p> <p>(c) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p><b>OR</b></p> <p>2. (a) requiring a new building</p> <p><b>AND</b></p> <p>(b) located outside <b>Sub-Precinct C-5</b><sup>3</sup>.</p> <p><b>Impact assessable</b> - if located in <b>Sub-Precinct C-5</b><sup>3</sup>.</p>	<ul style="list-style-type: none"> <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>Veterinary Hospital</b>	<b>Code assessable</b> - if located outside <b>Sub-Precinct C-5</b> <sup>3</sup> .	<ul style="list-style-type: none"> <li>• Veterinary Hospital Code (Ch. 6, Part 1, Div. 39)</li> <li>• <b>Relevant Locality</b> Code</li> <li>• Advertising Signs Code (Ch. 6, Part 4, Div. 2)</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 <b>Sub-Precinct C-5</b> <sup>3</sup> .	
<b>All Other Defined and Undefined Uses</b>	<b>Impact assessable</b>	

<sup>1</sup> Table 4.8 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> **Sub-Precinct C-5** is located within the Urban Locality.

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