

CHAPTER 4 - ZONE ASSESSMENT TABLES

PART 10 NEIGHBOURHOOD FACILITIES ZONE ASSESSMENT TABLE

Table 4.10: Assessment Categories and Relevant Assessment Criteria for the Neighbourhood Facilities Zone - Material Change of Use and Associated Works¹

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.

NEIGHBOURHOOD FACILITIES - TABLE 4.10		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
Accommodation Units	Code assessable - if part of a mixed-use development.	<ul style="list-style-type: none"> Accommodation Units Code (Ch. 6, Part 1, Div. 2) Relevant Locality Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 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 not part of a mixed-use development.	
Car Park	Code assessable	<ul style="list-style-type: none"> Relevant Locality Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)
Caretaker's Residence	Code assessable	<ul style="list-style-type: none"> Caretaker's Residence Code (Ch. 6, Part 1, Div. 9) 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)
Commercial Services	Self assessable - if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> Access and Parking Code (Ch. 6, Part 4, Div. 3) Advertising Signs Code (Ch. 6, Part 4, Div. 2)
	Code assessable - if 1. (a) using existing buildings AND (b) the acceptable solutions of the applicable codes for self assessable development are not complied with OR 2. requiring a new building.	<ul style="list-style-type: none"> Relevant Locality Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)

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COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
Community Facilities	Code assessable	<ul style="list-style-type: none"> Community Facilities Code (Ch. 6, Part 1, Div. 12) 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)
Display Home	Code assessable - if 1. part of a mixed use development AND 2. does not occupy the ground floor.	<ul style="list-style-type: none"> 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 1. not part of a mixed use development OR 2. occupies the ground floor.	
Environmental Park	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> 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) Landscape 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.	<ul style="list-style-type: none"> 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)
Home Business	Self assessable - if 1. located in an existing detached house 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.	<ul style="list-style-type: none"> Home Business Code (Ch. 6, Part 1, Div. 23) Access and Parking Code (Ch. 6, Part 4, Div. 3)
	Code assessable - if 1. (a) located in an existing detached house AND (b) fully enclosed in a building AND (c) excluding the hire of a tennis court AND	<ul style="list-style-type: none"> 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)

NEIGHBOURHOOD FACILITIES - TABLE 4.10		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<p>(d) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p>OR</p> <p>2. not fully enclosed in a building</p> <p>OR</p> <p>3. including the hire of a tennis court.</p>	
	Impact assessable – if requires construction of a new detached house or other structure .	
Local Utilities	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> Acceptable Solutions for the Neighbourhood Facilities Zone of the 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)
	Code assessable - if the acceptable solutions of the applicable codes for self assessable development are not complied with.	<ul style="list-style-type: none"> 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)
Medium Density Multiple Dwelling Units	Code assessable - if part of a mixed use development.	<ul style="list-style-type: none"> Multiple Dwelling Units Code (Ch. 2, Part 1, Div.29) Relevant Locality Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)
	Impact assessable - if not part of a mixed use development.	
Office	<p>Self assessable - if</p> <p>1. using existing buildings</p> <p>AND</p> <p>2. the acceptable solutions of the applicable codes are complied with.</p>	<ul style="list-style-type: none"> Access and Parking Code (Ch. 6, Part 4, Div. 3) Advertising Signs Code (Ch. 6, Part 4, Div. 2)
	<p>Code assessable – if</p> <p>1. (a) using existing buildings</p> <p>AND</p> <p>(b) the acceptable solutions of the applicable codes for self assessable development are not complied with</p> <p>OR</p> <p>2. requiring construction of new building.</p>	<ul style="list-style-type: none"> Relevant Locality Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)

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COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
Park	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> 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) Landscape 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.	<ul style="list-style-type: none"> 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)
Recycling Depot	Self assessable - if the acceptable solutions of the applicable codes are complied with.	<ul style="list-style-type: none"> 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 - the acceptable solutions of the applicable codes for self assessable development are not complied with.	<ul style="list-style-type: none"> 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)
Retail Nursery	Code assessable - if maximum GFA is 150m ² .	<ul style="list-style-type: none"> Relevant Locality Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)
	Impact assessable - if GFA exceeds 150m ² .	
Road Purposes	Exempt	
Shop	Code assessable - if retailing antiques, arts, crafts, handmade items or tourist novelties only.	<ul style="list-style-type: none"> Relevant Locality Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 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) Landscape Design Code (Ch. 6, Part 4, Div. 7)
	Impact assessable - if retailing other than antiques, arts, crafts, handmade items or tourist novelties.	
All Other Defined and Undefined Uses	Impact assessable	

¹ Table 4.10 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.