



CHAPTER 4 – ZONE ASSESSMENT TABLES

PART 12 VILLAGE CENTRE ZONE ASSESSMENT TABLE

Table 4.12:Assessment Categories and Relevant Assessment Criteria for the Village Centre Zone
– Material Change of Use and Associated Works 7

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.

	VILLAGE CENTRE - TABLE 4.12			
	COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria—applicable code for self and code assessable development	
	Car Park	 Code assessable – if 1. not fronting Williams Street in Dayboro OR 2. not fronting Main Street in Samford. 	 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 1. fronting Williams Street in Dayboro OR 2. fronting Main Street in Samford.		
	Caretaker's Residence	Code assessable	 Caretaker's Residence Code (Ch. 6, Part 1, Div. 9) <i>Relevant Locality</i> 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) 	
\geq	Commercial Services	Self assessable – if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with.	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.	 <i>Relevant Locality</i> 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) 	
	Community Facilities	Code assessable	 Community Facilities Code (Ch. 6, Part 1, Div. 12) <i>Relevant Locality</i> 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) 	



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VILLAGE CENTRE - TABLE 4.12		
COLUMN 1 Use ²	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria—applicable code for self and code assessable development
Display Home	Code assessable – if 1. part of a mixed use development AND 2. does not occupy the ground floor.	 Detached House Code (Ch. 6, Part 1, Div. 15) Display Home Code (Ch. 6, Part 1, Div. 17) <i>Relevant Locality</i> 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. 	5
Environmental Park	Self assessable – if the acceptable solutions of the applicable codes are complied with.	 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 3, Part 4, Div. 7)
	Code assessable – if the acceptable solutions of the applicable codes for self assessable development are not complied with.	 <i>Relevant Locality</i> 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 3, Part 4, Div. 7)
Fast Food Delivery Service	Self assessable – if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with.	Advertising Signs Code (Ch. 6, Part 4, Div. 2)
6	Code assessable – if 1. (a) using existing buildings AND (b) the acceptable solutions of the applicable codes for self	 <i>Relevant Locality</i> 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)
	assessable development are not complied with OR 2. requiring a new building.	 Infrastructure Works Code (Ch. 6, Part 4, Div. 6) Landscape Design Code (Ch. 6, Part 4, Div. 7)
Food Outlet	Self assessable – if 1. using existing buildings AND 2. excluding a drive through facility AND 3. the acceptable solutions of the applicable codes are complied with.	Advertising Signs Code (Ch. 6, Part 4, Div. 2)
	Code assessable – if 1. (a) using existing buildings AND (b) excluding a drive through facility AND (c) the acceptable solutions of the applicable codes for self assessable development are not complied with	 <i>Relevant Locality</i> 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)



-	VILLAGE CENTRE - TABLE 4.12		
COLUMN 1	COLUMN 2	COLUMN 3	
Use ²	Assessment category	Relevant assessment criteria—applicable code for self and code assessable development	
	OR		
	2. (a) requiring a new building		
	AND		
	(b) excluding a drive through facility.		
	Impact assessable – if including a drive through facility.		
Hardware shop	Self assessable - if	Advertising Signs Code (Ch. 6, Part 4, Div. 2)	
	 using existing buildings AND 		
	2. the acceptable solutions of the		
	applicable codes are complied		
	with. Code assessable – if	Relevant Locality Code	
	1. (a) using existing buildings	 <i>Helevant Locality</i> Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 	
	AND	 Adventising Signs Code (Ch. 6, Part 4, Div. 2) Access and Parking Code (Ch. 6, Part 4, Div. 3) 	
	(b) the acceptable solutions of	 Setbacks Code (Ch. 6, Part 4, Div. 4) 	
	the applicable code for self	• Site Earthworks Code (Ch. 6, Part 4, Div. 5)	
	assessable development are not complied with	 Infrastructure Works Code (Ch. 6, Part 4, Div. 6) 	
	OR	Landscape Design Code (Ch. 6, Part 4, Div. 7)	
	2. requiring a new building.		
Hotel	Code assessable – if expansion	Relevant Locality Code	
	of existing <i>hotel</i> .	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 a new hotel.		
Indoor	Code assessable	Relevant Locality Code	
Entertainment and		Advertising Signs Code (Ch. 6, Part 4, Div. 2)	
Sport		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)	
Local Utilities	Self assessable – if the acceptable solutions of the	• Access and Parking Code (Ch. 6, Part 4, Div. 3)	
	applicable codes are complied	• Setbacks Code (Ch. 6, Part 4, Div. 4)	
	with.	• Site Earthworks Code (Ch. 6, Part 4, Div. 5)	
	Code assessable - if the	Relevant Locality Code	
	acceptable solutions of the applicable codes for self	Access and Parking Code (Ch. 6, Part 4, Div. 3)	
	assessable development are not	• Setbacks Code (Ch. 6, Part 4, Div. 4)	
	complied with.	• Site Earthworks Code (Ch. 6, Part 4, Div. 5)	
Maulaat	Onde anoracekia	Infrastructure Works Code (Ch. 6, Part 4, Div. 6)	
Market	Code assessable	Relevant Locality Code Advantision Gines Code (Oh. C. Dart 4, Div. 0)	
		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) 	
		 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. 5) 	
		• Landscape Design Code (Ch. 6. Part 4. Div. 7)	
Motel	Code assessable	 Landscape Design Code (Ch. 6, Part 4, Div. 7) Motel Code (Ch. 6, Part 1, Div. 28) 	



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COLUMN 1	COLUMN 2	COLUMN 3
Use ²	Assessment category	Relevant assessment criteria—applicable code fo self and code assessable development
		 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)
Office	 Self assessable – if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with. 	Landscape Design Code (Ch. 6, Part 4, Div. 7) 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.	 <i>Relevant Locality</i> 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)
Park	Self assessable – if the acceptable solutions of the applicable codes are complied with.	 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) <i>Relevant Locality</i> 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)
Radio Station	Code assessable	 <i>Relevant Locality</i> 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)
Recycling Depot	Self assessable – if the acceptable solutions of the applicable codes are complied with.	 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)
0	Code assessable – if the acceptable solutions of the applicable codes for self assessable development are not complied with.	 <i>Relevant Locality</i> 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	Self assessable – if 1. using existing buildings AND 2. the acceptable solutions of the applicable codes are complied with.	 Advertising Signs Code (Ch. 6, Part 4, Div. 2) Access and Parking Code (Ch. 6, Part 4, Div. 3)



	VILLAGE CENT	RE - TABLE 4.12	
COLUMN 1 COLUMN 2		COLUMN 3	
Use ³	Assessment category	Relevant assessment criteria—applicable code for self and code assessable development	
	Code assessable – if	Relevant Locality Code	
	1. (a) using existing buildings	Advertising Signs Code (Ch. 6, Part 4, Div. 2)	
	AND	• Access and Parking Code (Ch. 6, Part 4, Div. 3)	
	(b) the acceptable solutions of the applicable codes for self	• Setbacks Code (Ch. 6, Part 4, Div. 4)	
	assessable development	• Site Earthworks Code (Ch. 6, Part 4, Div. 5)	
	are not complied with	Infrastructure Works Code (Ch. 6, Part 4, Div. 6)	
	OR	• Landscape Design Code (Ch. 6, Part 4, Div. 7)	
Read Dumpage	2. requiring a new building.		
Road Purposes Shop	Exempt Self assessable – if	Advertising Signa Code (Ch. C. Dart 4. Div. 0)	
Shop	1. using existing buildings	• Advertising Signs Code (Ch. 6, Part 4, Div. 2)	
	AND		
	2. maximum <i>GFA</i> is $800m^2$		
	AND		
	3. the acceptable solutions of the		
	applicable codes are complied with.		
	Code assessable – if	Relevant Locality Code	
	1. (a) using existing buildings	Advertising Signs Code (Ch. 6, Part 4, Div. 2)	
	AND	Access and Parking Code (Ch. 6, Part 4, Div. 3)	
	(b) maximum GFA is 800m ²	• Setbacks Code (Ch. 6, Part 4, Div. 4)	
	AND	• Site Earthworks Code (Ch. 6, Part 4, Div. 5)	
	(c) the acceptable solutions of the applicable codes for self	Infrastructure Works Code (Ch. 6, Part 4, Div. 6)	
	assessable development	Landscape Design Code (Ch. 6, Part 4, Div. 7)	
	are not complied with		
	OR		
	2. requiring a new building.		
	Impact assessable – if GFA exceeds 800m ² .		
Veterinary Clinic	Self assessable – if	Advertising Signs Code (Ch. 6, Part 4, Div. 2)	
	1. using existing buildings AND	Access and Parking Code (Ch. 6, Part 4, Div. 3)	
	2. the acceptable solutions of the		
	applicable codes are complied		
	with.		
	Code assessable – if	Veterinary Clinic Code (Ch. 6, Part 1, Div. 38) Paterinary Clinic Code (Ch. 6, Part 1, Div. 38)	
	1. (a) using existing buildings AND	 <i>Relevant Locality</i> Code Advertising Signs Code (Ch. 6, Part 4, Div. 2) 	
	(b) the acceptable solutions of	 Advertising Signs Code (Cn. 6, Part 4, Div. 2) Access and Parking Code (Ch. 6, Part 4, Div. 3) 	
	the applicable codes for self	 Access and Parking Code (Ch. 6, Part 4, Div. 3) Setbacks Code (Ch. 6, Part 4, Div. 4) 	
	assessable development	 Site Earthworks Code (Ch. 6, Part 4, Div. 5) 	
	are not complied with	 Infrastructure Works Code (Ch. 6, Part 4, Div. 6) 	
	2. requiring a new building.	 Landscape Design Code (Ch. 6, Part 4, Div. 7) 	
All other defined	Impact assessable		
and undefined			
uses			

Table 4.12 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. 1

² For defined uses see Chapter 7, Part 2, Use Definitions Schedule.