

## CHAPTER 4 – ZONE ASSESSMENT TABLES

### PART 13 HOME INDUSTRY ZONE ASSESSMENT TABLE

**Table 4.13: Assessment Categories and Relevant Assessment Criteria for the Home Industry 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.

HOME INDUSTRY - TABLE 4.13		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
<b>Agriculture</b>	<b>Code assessable</b>	<ul style="list-style-type: none"> <li>• Agriculture Code (Ch. 6, Part 1, 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> </ul>
<b>Associated Unit</b>	<b>Self assessable</b> - if 1. maximum <b>GFA</b> is 60m <sup>2</sup> (excluding roofed verandah) <b>AND</b> 2. the acceptable solutions of the applicable code 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 1. maximum <b>GFA</b> is 60m <sup>2</sup> (excluding roofed verandah) <b>AND</b> 2. the acceptable solutions of the applicable code 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 1. maximum of 2 bedrooms <b>AND</b> 2. the acceptable solutions of the applicable code 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 1. maximum of 2 bedrooms <b>AND</b> 2. the acceptable solutions of the applicable code 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 2 bedrooms.	

HOME INDUSTRY - TABLE 4.13		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
<b>Car Depot</b>	<b>Code assessable</b> - if a <b>detached house</b> exists on the <b>site</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 a <b>detached house</b> does not exist on the <b>site</b> .	
<b>Cattery</b>	<b>Code assessable</b> - if a <b>detached house</b> exists on the <b>site</b> .	<ul style="list-style-type: none"> <li>• Cattery Code (Ch. 6, Part 1, Div. 10)</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 a <b>detached house</b> does not exist on the <b>site</b> .	
<b>Commercial Services</b>	<b>Code assessable</b> - if a <b>detached house</b> exists on the <b>site</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 a <b>detached house</b> does not exist on the <b>site</b> .	
<b>Detached House</b>	<b>Self assessable</b> - if 1. maximum of 1 <b>detached house</b> on a lot <b>AND</b> 2. either:- (a) all of the acceptable solutions of the applicable codes are complied with <b>OR</b> (b) all of the acceptable solutions, (other than one or more of those solutions identified as <b>concurrence agency issues</b> ), in the applicable codes are complied with.	<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;"> <p><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 for assessment of those aspects once a <b>building development application</b> is lodged. Assessment against the performance requirements of those <b>concurrence 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> </div>
	<b>Code assessable</b> – if 1. maximum of 1 <b>detached house</b> on a lot <b>AND</b> 2. one or more of the acceptable solutions, (other than those solutions identified as	<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>

HOME INDUSTRY - TABLE 4.13		
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>concurrency agency issues</b>), in the applicable codes are not complied with.</p> <p><b>Impact assessable</b> – if more than 1 <b>detached house</b> on a lot.</p>	<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 concurrency 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> concurrency 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>
<b>Display Home</b>	<p><b>Self assessable</b> - if</p> <ol style="list-style-type: none"> <li>maximum of 1 display home 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>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) maximum of 1 display home on a lot</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>(b) 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>more than 1 display home on a lot.</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>
<b>Domestic Storage</b>	<p><b>Self assessable</b> – if</p> <ol style="list-style-type: none"> <li>maximum aggregate <b>site coverage</b><sup>3</sup> is 150m<sup>2</sup></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>Domestic Storage Code (Ch. 6, Part 1, Div. 18)</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>maximum aggregate <b>site coverage</b><sup>3</sup> is 150m<sup>2</sup></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>	<ul style="list-style-type: none"> <li>Domestic Storage Code (Ch. 6, Part 1, Div 18)</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 the aggregate <b>site coverage</b><sup>3</sup> exceeds 150m<sup>2</sup>.</p>	
<b>Environmental Park</b>	<p><b>Self assessable</b> - if the acceptable solutions of the applicable codes are complied with.</p>	<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>

HOME INDUSTRY - TABLE 4.13		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
	<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 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 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>Home Business</b>	<b>Self assessable</b> - if 1. maximum area <sup>4</sup> is 100m <sup>2</sup> <b>AND</b> 2. 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>
	<b>Code assessable</b> - if 1. maximum area <sup>4</sup> is 100m <sup>2</sup> <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>• 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 area <sup>4</sup> exceeds 100m <sup>2</sup> .	
<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>

HOME INDUSTRY - TABLE 4.13		
COLUMN 1 Use <sup>2</sup>	COLUMN 2 Assessment category	COLUMN 3 Relevant assessment criteria - applicable code for self and code assessable development
<b>Recycling Depot</b>	<b>Code assessable</b> - if a <b>detached house</b> exists on the <b>site</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> </ul>
	<b>Impact assessable</b> - if a <b>detached house</b> does not exist on the <b>site</b> .	
<b>Retail Nursery</b>	<b>Code assessable</b> - if a <b>detached house</b> exists on the <b>site</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 a <b>detached house</b> does not exist on the <b>site</b> .	
<b>Road Purposes</b>	<b>Exempt</b>	
<b>Service Industry</b>	<b>Code assessable</b> - if a <b>detached house</b> exists on the <b>site</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 a <b>detached house</b> does not exist on the <b>site</b> .	
<b>Veterinary Hospital</b>	<b>Code assessable</b> - if a <b>detached house</b> exists on the <b>site</b> .	<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 a <b>detached house</b> does not exist on the <b>site</b> .	
<b>Warehouse</b>	<b>Code assessable</b> - if a <b>detached house</b> exists on the <b>site</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 a <b>detached house</b> does not exist on the <b>site</b> .	
<b>All Other Defined and Undefined Uses</b>	<b>Impact assessable</b>	

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- <sup>1</sup> Table 4.13 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> **Site coverage** of the **domestic storage/s** only.
- <sup>4</sup> Area of the **site** being used for the **home business**, excluding external car parking and access areas.

Historic Version  
PineRiversPlan