

5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, the category of assessment and assessment benchmarks for assessable development within the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) the category of development :
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable development that requires either code or impact assessment;
- (2) the category of assessment –code or impact- for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay.
- (3) the assessment benchmarks for assessable development:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
 - (b) in an overlay:
 - (i) whether an overlay applies (shown in the Table 5.21 in Section 5.6);

Editor's note - The planning scheme does use Overlay codes with assessment benchmarks included in a relevant section of the zone code for use in assessment of development affected by one or more overlays (mapping).

- (c) any other applicable code(s) (shown in the "assessment benchmarks" column).
- (4) any variation to the category of assessment (shown as an "if" in the "category of development and assessment" column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in Schedule 10 of the Regulation.

Editor's note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) determine if the development is accepted development under schedule 6 of the Regulation.

Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under schedule 10 of the Regulation in section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.
 - (5) if the development is not listed in the tables in section 5.4 Development prescribed under schedule 6 of the Regulation, determine the initial category of assessment by reference to the tables in:
 - section 5.5 Categories of development and assessment—Material change of use
 - section 5.7 Categories of development and assessment— Reconfiguring a lot ,Building work and Operational work
 - (6) a precinct of a zone may change the category of development or assessment and this will be shown in the 'Category of development and assessment' column of the tables in sections 5.5
 - (7) if an overlay applies refer to section 5.6 Assessment benchmarks —Overlays for the applicable, assessment benchmarks applying to the category of assessment.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work is accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, the category of development and assessment for that aspect is the highest category under each of the applicable zones.
- (5) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development.
- (7) The category of development prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor's note—Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

- (8) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is to be only taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - (b) that occurs as a result of the development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(1)
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
 - (c) that complies with
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Note—Section 27 of the Regulation identifies the matters that code assessment must have regard to.

- (5) impact assessable development:
- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone.

Editor's note—Section 27 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

For the development specified in the “use”, “zone” or “development” columns, the categories of development and assessment are prescribed.

Table 5.1 Development under schedule 6 of the Regulation: material change of use

Use	Categories of development and assessment	Assessment benchmarks and requirements for Accepted development
Community residence	Accepted development subject to requirements	
	Editor's note – Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development	Editor's note – requirements for community residence development that may not be made assessable under a planning scheme are set out in schedule 6, part 2 item 6 of the Regulation.
Dwelling house	Accepted development	
	If in a Residential zone and identified in Schedule 6 Part 2(2) of the Regulation.	Not applicable Editor's note – the Queensland Development Code also applies to dwelling houses.

Table 5.2 Regulated categories of development and categories of assessment: reconfiguring a lot

	Categories of development and assessment	Assessment benchmarks
Residential zone category or industry zone category (other than a rural residential zone)	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10 part 12 of the Regulation	Note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

Table 5.3 Regulated categories of development and categories of assessment: operational work

Zone	Level of assessment	Assessment benchmarks
Residential zone category or industry zone category	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10 part 12 division 2 of the Regulation	Note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

5.5 Categories of development and assessment – material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5. 4 Residential living zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Dwelling house, or if including a secondary dwelling where attached to a dwelling house and not exceeding a gross floor area of 60m ² Emergency services Park if not in the Southside Local Development Area Precinct Sales office	Not applicable
Accepted development subject to requirements	
Home based business	Residential Living Zone Code – Section 3
Code assessment	
Dual occupancy if not in the Southside Local Development Area Precinct	Residential Living Zone Code – Sections 2 and 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house if not Accepted development	Residential Living Zone Code – Sections 2
Home based business if not Accepted development subject to requirements	Residential Living Zone Code – Section 3
Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Use and categories of development and assessment” column. Any other undefined use.	The planning scheme

Table 5. 5 Residential choice zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Dwelling house, or if including a secondary dwelling where attached to a dwelling house and not exceeding a gross floor area of 60m ² Emergency services Park Sales office	Not applicable
Accepted development subject to requirement	
Home based business	Residential Choice Zone Code – Section 2
Code assessment	
Dual occupancy	Residential Choice Zone Code – Sections 1 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house if not Accepted development	Residential Choice Zone Code – Sections 1
Home based business if not Accepted development subject to requirements	Residential Choice Zone Code – Section 2

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Multiple dwelling	Residential Choice Zone Code – Sections 1 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Retirement facility	Residential Choice Zone Code – Sections 1 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 6 Character residential zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Emergency services Park	Not applicable
Accepted development subject to requirements	
Dwelling house, or if including a secondary dwelling where attached to a dwelling house and not exceeding a gross floor area of 60m ²	Character Residential Zone Code – Section 1
Home based business	Character Residential Zone Code – Section 2
Code assessment	
Dual occupancy	Character Residential Zone Code – Sections 1 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house if not Accepted development subject to requirements	Character Residential Zone Code – Section 1
Home based business if not Accepted development subject to requirements	Character Residential Zone Code – Section 2
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 7 Tourist accommodation zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
<p>If in an existing commercial building and for:</p> <ul style="list-style-type: none"> ▪ Food and drink outlet ▪ Shop <p>Dwelling house if located in Precinct A on Plan of Development No. 1/90 of the development approval for Rainbow Shores, or if including a secondary dwelling where attached to a dwelling house and not exceeding a gross floor area of 60m² and located in Precinct A on Plan of Development No. 1/90 of the development approval for Rainbow Shores</p> <p>Emergency services Park Sales office Utility installation except a waste management facility</p>	Not applicable
Accepted development subject to requirements	
Home based business	Tourist Accommodation Zone Code – Section 2
Code assessment	
Dual occupancy if located in Precinct B or C on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling House if not Accepted development	Tourist Accommodation Zone Code – Section 1
Food and drink outlet if located in Precinct D on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if not Accepted development subject to requirements	Tourist Accommodation Zone Code – Section 2
Multiple dwelling if located in Precinct B or C on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if located in Precinct D on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if located in Precinct D on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Short-term accommodation if located in Precinct E on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
<p>Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Use and categories of development and assessment” column. Any other undefined use.</p>	The planning scheme

Table 5. 8 Principal centre zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Community care centre ▪ Food and drink outlet ▪ Health care services where not at ground level ▪ Office ▪ Sales office ▪ Service industry ▪ Shop Community use Emergency services Market Park Utility installation except a waste management facility	Not applicable
Code assessment	
Food and drink outlet if not exempt	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hotel	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not exempt	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Sales office if not exempt	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not exempt	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not exempt	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Theatre	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 9 District centre zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Community care centre ▪ Food and drink outlet ▪ Garden centre ▪ Hardware and trade supplies ▪ Health care services ▪ Office ▪ Service industry ▪ Shop ▪ Veterinary services Emergency services Market Park Sales office Utility installation except a waste management facility	Not applicable
Code assessment	
Child care centre	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community care centre if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community use	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Health care services if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Veterinary services if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 10 Local centre zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Food and drink outlet ▪ Garden centre ▪ Hardware and trade supplies ▪ Office ▪ Service industry ▪ Shop ▪ Veterinary services Emergency services Market Park Sales office Utility installation except a waste management facility	Not applicable
Code assessment	
Child care centre	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community care centre	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community use	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Veterinary services if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 11 Specialised centre zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
If in the Gympie Medical Precinct	
Accepted development	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Community care centre ▪ Food or drink outlet where associated with health care services or a hospital ▪ Health care services ▪ Shop where associated with health care services or a hospital Dwelling house, or if including a secondary dwelling where attached to a dwelling house and not exceeding a gross floor area of 60m ² Emergency services Park	Not applicable
Accepted development subject to requirements	
Caretaker's accommodation	Specialised Centre Zone Code – Section 2
Community residence	Community Residence Code
Home based business	Specialised Centre Zone Code – Section 3
Code assessment	
Caretaker's accommodation if not Accepted development	Specialised Centre Zone Code – Section 2
Community care centre if not Accepted development	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house if not Accepted development	Specialised Centre Zone Code – Section 1
Food or drink outlet where associated with health care services or a hospital if not Accepted development	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Health care services if not Accepted development	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if not Accepted development subject to requirements	Specialised Centre Zone Code – Section 3
Hospital	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Residential care facility	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop where associated with health care services or a hospital if not Accepted development	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme
If in the Monkland Showroom Precinct	
Accepted development	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Hardware and trade supplies ▪ Low impact industry ▪ Service industry ▪ Showroom ▪ Warehouse 	Not applicable

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Emergency services Park Utility installation except a waste management facility	
Accepted development subject to requirements	
Caretaker's accommodation	Specialised Centre Zone Code – Section 5
Code assessment	
Caretaker's accommodation if not Accepted development subject to requirements	Specialised Centre Zone Code – Section 5
Food and drink outlet	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not Accepted development	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Low impact industry if not Accepted development	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom if not Accepted development	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 12 Sport and recreation zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Club ▪ Indoor sport and recreation Caretaker's accommodation Community use Emergency services Food and drink outlet where a café, coffee shop, kiosk, milk bar, snack bar or tea room Market Outdoor sport and recreation Park Utility installation except a waste management facility	Not applicable
Code assessment	
Club if not Accepted development	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Indoor sport and recreation if not Accepted development	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 13 Open space zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Emergency services Food and drink outlet where a café, coffee shop, kiosk, milk bar, snack bar or tea room Market Park Utility installation except a waste management facility	Not applicable
Code assessment	
Outdoor sport and recreation	Open Space Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 14 Low impact industry zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
If in an existing industrial building and for: <ul style="list-style-type: none"> ▪ Low Impact Industry ▪ Service Industry ▪ Warehouse Emergency services Utility Installation	Not applicable
Accepted development subject to requirements	
Caretaker's accommodation	Low Impact Industry Zone Code – Section 3
Code assessment	
Caretaker's accommodation where not Accepted development subject to requirements	Low Impact Industry Zone Code – Section 3
Hardware and trade supplies if not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Low impact industry if not Accepted development and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Warehouse if not Accepted development and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Use and categories of development and assessment" column. Any other undefined use.	The planning scheme

Table 5. 15 Medium impact industry zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
If in an existing industrial building and for: <ul style="list-style-type: none"> ▪ Low impact industry ▪ Medium impact industry ▪ Service industry ▪ Warehouse Emergency services Utility Installation	Not applicable
Accepted development subject to requirements	
Caretaker's accommodation	Medium Impact Industry Zone Code – Section 3
Code assessment	
Caretaker's accommodation if not Accepted development subject to requirements	Medium Impact Industry Zone Code – Section 3
Bulk landscape supplies if not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Low impact industry if not Accepted development and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Medium impact industry if not Accepted development and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Transport depot if not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Warehouse if not Accepted development and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Use and categories of development and assessment" column. Any other undefined use.	The planning scheme

Table 5. 16 High impact industry zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
If in an existing industrial building and for: <ul style="list-style-type: none"> ▪ High impact industry ▪ Medium impact industry Emergency services Utility Installation	Not applicable
Accepted development subject to requirements	
Caretaker's accommodation	High Impact Industry Zone Code – Section 3
Code assessment	
Caretaker's accommodation if not Accepted development subject to requirements	High Impact Industry Zone Code – Section 3
Bulk landscape supplies if not in the East Deep Creek Local Development Area Precinct	High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
High impact industry if not Accepted development and not in the East Deep Creek Local Development Area Precinct	High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Medium impact industry if not Accepted development and not in the East Deep Creek Local Development Area Precinct	High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Transport depot if not in the East Deep Creek Local Development Area Precinct	High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Use and categories of development and assessment" column. Any other undefined use.	The planning scheme

Table 5. 17 Waterfront and marine industry zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Emergency services Landing Utility installation except a waste management facility Marine industry if in an existing commercial building	Not applicable
Accepted development subject to requirements	
Caretaker's accommodation	Waterfront and Marine Industry Zone Code – Section 2
Code assessment	
Caretaker's accommodation if not Accepted development subject to requirements	Waterfront and Marine Industry Zone Code – Section 2
Marine industry if not Accepted development	Waterfront and Marine Industry Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 18 Industry investigation zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Animal husbandry Animal keeping Cropping Dwelling house if <ul style="list-style-type: none"> • at Kybong; and • on a site fronting a Council maintained or State-controlled road; or • if including a secondary dwelling attached to a dwelling house and not exceeding a gross floor area of 60m²; and • at Kybong; and • on a site fronting a Council maintained or State-controlled road. Emergency services Roadside stall Rural industry Utility installation except a solar power station or waste management facility Wholesale nursery	Not applicable
Accepted development subject to requirements	
Caretaker's accommodation	Industry Investigation Zone Code – Section 3
Home based business	Industry Investigation Zone Code – Section 4
Code assessment	
Caretaker's accommodation if not Accepted development subject to requirements	Industry Investigation Zone Code – Section 2
Dwelling house if not Accepted development	Industry Investigation Zone Code – Section 1
Home based business if not Accepted development subject to requirements	Industry Investigation Zone Code – Section 3
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 19 Community purposes zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Air services if in the Aerodrome Precinct Caretaker's accommodation Community care centre Community use Educational establishment Emergency services Food or drink outlet where associated with a community use or hospital Hospital Park Telecommunications facility Utility installation	Not applicable
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 20 Environmental management and conservation zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Impact assessment	
All uses defined in Schedule 1 of the planning scheme Any other undefined use	The planning scheme

Table 5. 21 Extractive industry zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Utility installation except a waste management facility	Not applicable
Accepted development subject to requirements	
Caretaker's accommodation	Extractive Industry Zone Code – Section 3
Code assessment	
Caretaker's accommodation if not Accepted development subject to requirements	
Extractive industry	Extractive Industry Zone Code – Sections 1 and 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Use and categories of development and assessment" column. Any other undefined use.	The planning scheme

Table 5. 22 Limited development (constrained land) zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Nil	Not applicable
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 23 Rural zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Animal husbandry Animal keeping if not a cattery or kennel Cropping Dwelling house if <ul style="list-style-type: none"> • not in the Aerodrome Precinct; and • fronting a Council maintained or State-controlled road; or • if including a secondary dwelling attached to a dwelling house and not exceeding a gross floor area of 60m²; and • not in the Aerodrome Precinct; and • fronting a Council maintained or State-controlled road 	Not applicable

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Emergency services Intensive horticulture if on a lot greater than 40 hectares Roadside stall Rural industry Tourist attraction if involving agri-tourism associated with a rural use on the site Utility installation except a solar power farm or waste management facility Wholesale nursery Winery	
Accepted development subject to requirements	
Caretaker's accommodation	Rural Zone Code – Section 2
Home based business	Rural Zone Code – Section 3
Tourist park if not more than four (4) caravans, cabins, tents or similar structures on the site	Rural Zone Code – Section 4
Code assessment	
Animal keeping if a cattery or kennel	Rural Zone Code – Section 1
Caretaker's accommodation if not Accepted development subject to requirements	Rural Zone Code – Section 2
Dwelling house if not Accepted development,	Rural Zone Code – Section 1 Performance Outcome PO2 , PO5 and PO6 only
Home based business if not Accepted development subject to requirements	Rural Zone Code – Section 1 Performance Outcome PO3 only
Intensive animal industry if on a lot larger than 100 hectares	Rural Zone Code – Section 1
Intensive horticulture if not Accepted development	Rural Zone Code – Section 1
Tourist park if not more than four (4) caravans, cabins, tents or similar structures on the site and if not Accepted development subject to requirements	Rural Zone Code – Section 4
Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Use and categories of development and assessment" column. Any other undefined use.	The planning scheme

Table 5. 24 Rural residential zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Dwelling house, or if including a secondary dwelling where attached to a dwelling house and not exceeding a gross floor area of 60m ² Emergency services Park Sales office	Not applicable
Accepted development subject to requirements	
Home based business	Rural Residential Zone Code – Section 2
Code assessment	
Dwelling house if not Accepted development	Rural Residential Zone Code – Section 1

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Home based business if not Accepted development subject to requirements	Rural Residential Zone Code – Section 2
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

Table 5. 25 Township zone

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
<p>If in an existing commercial building and for:</p> <ul style="list-style-type: none"> ▪ Food and drink outlet ▪ Garden centre ▪ Hardware and trade supplies ▪ Health care services ▪ Low impact industry ▪ Office ▪ Service industry ▪ Shop ▪ Showroom ▪ Veterinary services <p>Dwelling house, or if including a secondary dwelling where attached to a dwelling house and not exceeding a gross floor area of 60m²</p> <p>Emergency services Market Park Sales office Utility installation except a solar power station or waste management facility</p>	Not applicable
Accepted development subject to requirements	
Caretaker's accommodation	Township Zone Code – Section 2
Home based business	Township Zone Code – Section 3
Code assessment	
Agricultural supplies store	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Caretaker's accommodation if not Accepted development subject to requirements	Township Zone Code – Section 2
Child care centre	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Dual occupancy	Township Zone Code – Sections 1 and 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house if not Accepted development	Township Zone Code – Sections 1
Food and drink outlet if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Health care service if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if not Accepted development subject to requirements	Township Zone Code – Section 3
Low impact industry if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Cod
Showroom if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Veterinary services if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme

5.6 Categories of development and assessment benchmarks – Overlays

The following table identifies the relevant categories of development and assessment benchmarks for an overlay.

Table 5. 26 Assessment benchmarks for overlays

Category of development and assessment	Assessment benchmarks for assessable development
All overlays	
<p>All uses. No change to level of assessment and applicable only if a Material change of use requires a Code or Impact assessment</p> <p>Note- The relevant assessment benchmarks are those to which are nominated for the particular zone or zones in which the development is proposed to be located.</p>	<p>Residential Living Zone Code – Section 7 Residential Choice Zone Code – Section 6 Character Residential Zone Code – Section 6 Tourist Accommodation Zone Code – Section 4 Principal Centre Zone Code – Section 3 District Centre Zone Code – Section 3 Local Centre Zone Code – Section 3 Specialised Centre Zone Code – Section 8 Sport and Recreation Zone Code – Section 3 Open Space Zone Code – Section 3 Low Impact Industry Zone Code – Section 5 Medium Impact Industry Zone Code – Section 5 High Impact Industry Zone Code – Section 5 Waterfront and Marine Industry Zone Code – Section 4 Industry Investigation Zone Code – Section 5 Community Purposes Zone Code – Section 3 Environmental Management and Conservation Zone Code – Section 3 Extractive Industry Zone Code – Section 5 Limited Development (Constrained Land) Zone Code – Section 4</p>

Category of development and assessment	Assessment benchmarks for assessable development
	Rural Zone Code – Section 6 Rural Residential Zone Code – Section 5 Township Zone Code – Section 6
Reconfiguring a lot No change to level of assessment and applicable only if a Reconfiguring a lot requires a Code or Impact assessment	Reconfiguring a Lot Code – Section 3
Operational Work (excluding Advertising Device) No change to level of assessment and applicable only if a Operational Work (excluding Advertising Device) requires Code or Impact assessment	Infrastructure and Operational Work (excluding Advertising Device) Code – Section 6
Building work No change to level of assessment and applicable only if a Building works requires Code or Impact assessment	Building Matters Code – Sections 2 and 3

5.7 Reconfiguring a lot, Building and Operational work

The following table identifies the levels of assessment for reconfiguring a lot, building and operational work.

Table 5. 27 Building work if not associated with a material change of use

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Dwelling house if not located in the Character Residential zone	Not applicable
Any other Building work not listed in this table	Not applicable
Accepted development subject to requirements	
Dwelling house if not Accepted development	Building Matters Code – Acceptable Outcomes AO1.1, AO2.1, AO2.2 and AO2.3
For all other uses if on a site identified as a Local Heritage Place and not involving demolition or removal	Building Matters Code – Acceptable Outcome AO1.1, AO2.1, AO2.2 and AO2.3
For all other uses if not on a site identified as a Local Heritage Place	Building Matters Code – Acceptable Outcome AO1.1
Code assessment	
Dwelling house if not Accepted development subject to requirements	Building Matters Code – Performance Outcome PO1 and PO2
For all other uses if not Accepted development subject to requirements or on a site identified as a Local Heritage Place not involving demolition or removal	Building Matters Code – Performance Outcome PO1 and PO2
Impact assessment	
Building work for demolition or removal on a site identified as a Local Heritage Place	The planning scheme

Table 5. 28 Operational work (advertising device)

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Advertising device if a minor sign	Not applicable

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development subject to requirements	
<p>Advertising device if not:</p> <ul style="list-style-type: none"> ▪ Accepted development; ▪ in the Environmental Management and Conservation Zone; ▪ a freestanding non-moving sign, moving sign or three-dimensional sign. <p>Note- The relevant requirements are those to which are nominated for the particular zone or zones in which the Operational work (advertising device) is proposed.</p>	<p>Residential Living Zone Code – Section 6 Residential Choice Zone Code – Section 5 Character Residential Zone Code – Section 5 Tourist Accommodation Zone Code – Section 3 Principal Centre Zone Code – Section 2 District Centre Zone Code – Section 2 Local Centre Zone Code – Section 2 Specialised Centre Zone Code (Gympie Medical Precinct) – Section 4 Specialised Centre Zone Code (Monkland Showroom Precinct) – Section 7 Sport and Recreation Zone Code – Section 2 Open Space Zone Code – Section 2 Low Impact Industry Zone Code – Section 4 Medium Impact Industry Zone Code – Section 4 High Impact Industry Zone Code – Section 4 Waterfront and Marine Industry Zone Code – Section 3 Industry Investigation Zone Code – Section 2 Community Purposes Zone Code – Section 2 Extractive Industry Zone Code – Section 4 Limited Development (Constrained Land) Zone Code – Section 3 Rural Zone Code – Section 5 Rural Residential Zone Code – Section 4 Township Zone Code – Section 5</p>
Code assessment	
<p>Advertising device if not Accepted development subject to requirements</p> <p>Note- The relevant assessment benchmarks are those to which are nominated for the particular zone or zones in which the Operational work (advertising device) is proposed.</p>	<p>Residential Living Zone Code – Section 6 Residential Choice Zone Code – Section 5 Character Residential Zone Code – Section 5 Tourist Accommodation Zone Code – Section 3 Principal Centre Zone Code – Section 2 District Centre Zone Code – Section 2 Local Centre Zone Code – Section 2 Specialised Centre Zone Code (Gympie Medical Precinct) – Section 4 Specialised Centre Zone Code (Monkland Showroom Precinct) – Section 7 Sport and Recreation Zone Code – Section 2 Open Space Zone Code – Section 2 Low Impact Industry Zone Code – Section 4 Medium Impact Industry Zone Code – Section 4 High Impact Industry Zone Code – Section 4 Waterfront and Marine Industry Zone Code – Section 3 Industry Investigation Zone Code – Section 2 Community Purposes Zone Code – Section 2 Environmental Management and Conservation Zone Code – Section 2 Extractive Industry Zone Code – Section 4 Limited Development (Constrained Land) Zone Code – Section 3 Rural Zone Code – Section 4 Rural Residential Zone Code – Section 4 Township Zone Code – Section 5</p>

Table 5. 29 Operational work (excluding advertising device)

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Accepted development	
Operational work for filling or excavation for a dam if not carried out in any of the following zones- Residential Living, Residential Choice, Character Residential, Limited Development (Constrained Land), Township, Principal Centre, District Centre, Local Centre or Specialised Centre. Operational works for filling or excavation (other than for a dam) if : <ul style="list-style-type: none"> • not associated with a material change of use or reconfiguring a lot ; and • not exceeding 100m³ of material in total volume. 	Not applicable
Other operational work (excluding advertising device) not listed elsewhere in this table	Not applicable
Accepted development subject to requirements	
Operational work for a driveway crossing	Infrastructure and Operational Work (excluding Advertising Device) Code – Acceptable Outcome AO11.2
Code assessment	
Operational work if associated with a material change of use or reconfiguring a lot	Infrastructure and Operational Work (excluding Advertising Device) Code
Operational work if not Accepted development or Accepted development subject to requirements and not for filling and excavation for a dam within any of the following zones- Residential Living, Residential Choice, Character Residential, Limited Development (Constrained Land), Township, Principal Centre, District Centre, Local Centre or Specialised Centre.	(For a driveway crossing) Infrastructure and Operational Work (excluding Advertising Device) Code – Performance Outcome PO11 and Acceptable outcome AO11.2. (For all other operational works) Infrastructure and Operational Work (excluding Advertising Device) Code – Sections 1 and 2
Impact assessment	
Operational work for filling or excavation if not Code assessment	The planning scheme

Table 5. 30 Reconfiguring a lot

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Code assessment	
Reconfiguring a lot if : <ul style="list-style-type: none"> ▪ a boundary realignment; or ▪ a Community Title Scheme where applying to existing buildings or land the subject of a development permit for material change of use; or ▪ complying with the minimum area specified in Table 9.4, including where not specified; and ▪ not in the Limited Development (Constrained Land) Zone, the Southside Local Development Area Precinct, Victory Heights Local Development Area Precinct, East Deep Creek Local Development Area Precinct or the Aerodrome Precinct. 	For a boundary realignment: Reconfiguring a Lot Code – Section 1 For a subdivision under a Community Title Scheme: Reconfiguring a Lot Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code For all other subdivision: Reconfiguring a Lot Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Impact assessment	
Reconfiguring a lot If not code assessment	The planning scheme