

Part 5. Tables of assessment

5.1. Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in 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 subject to 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) a local plan where used, and where used, a precinct of a local plan;
 - (c) an overlay where used;
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in section 5.9); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;
 - (d) 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 'categories 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 the 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 a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
- (c) 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 or is assessable or prohibited development under Schedule 10 of the Regulation;

Editor's note—Schedule 6 of the Regulation prescribes development of a planning scheme cannot categorise as assessable. Schedule 7 of the Regulation identifies development the state makes accepted. Some development in Schedule 7 may still be made assessable under this planning scheme.
- (4) otherwise, determine the initial category of assessment by reference to the tables in:
 - (a) Section 5.4 Categories of development and assessment — Material change of use;
 - (b) Section 5.5 Categories of development and assessment — Reconfiguring a lot;
 - (c) Section 5.6 Categories of development and assessment — Building work;
 - (d) Section 5.7 Categories of development and assessment — Operational work;
- (5) a precinct of a zone may change the category of development or assessment and this will be shown in the 'categories of development and assessment' column of the tables in sections 5.4, 5.5, 5.6 and 5.7;
- (6) if a local plan applies, refer to the table(s) in section 5.8 Categories of development and assessment — Local plans, to determine if the local plan changes the category of development or assessment for the zone;
- (7) if a precinct of a local plan changes the categories of development and assessment this will be shown in the 'categories of development and assessment' column of the table(s) in section 5.8;
- (8) if an overlay applies refer to section 5.9 Categories of development and assessment — Overlays, to determine if the overlay further changes the category of development or 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 in 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 in the Act or the Regulation.
- (3) Building work and operational work are 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, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment 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 in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development;

- (b) code assessment prevails over accepted development where subject to requirements and accepted development;
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Despite sub-subsection 5.3.2(4) and 5.3.2(7) above, a level of assessment in a local plan overrides a level of assessment in a zone.
- (9) The Regulation prescribes development that the planning scheme cannot make assessable in Schedule 6.
- Editor's note — Schedule 7 of the Regulation also identifies development the state makes accepted. However, some development in that schedule may still be made assessable under this planning scheme.
- (10) 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 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 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).
- (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 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(2);
 - (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 of the code 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.

Editor's note—Section 27 of the Regulation identifies the matters 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;

Editor's note—The whole of the planning scheme is the assessment benchmark for impact assessable development in this planning scheme.

- (b) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.



5.4. 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.

5.4.1. Centre category zones

Table 5.4.1.1 — Neighbourhood centre zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements If it is within an existing building.	Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> Neighbourhood centre zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements If it is within an existing building.	Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> Neighbourhood centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Health care services Office Shopping centre 	Accepted subject to requirements If it is within an existing building.	Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If it does not comply with the	Zone code: <ul style="list-style-type: none"> Neighbourhood centre zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	circumstance for being accepted subject to requirements.	code Development codes: • General development code • Development works code
<ul style="list-style-type: none"> • Food and drink outlet • Shop 	Accepted subject to requirements If: (a) it is within an existing building; and (b) it does not involve a drive-through facility.	Development codes: • General development code • Development works code
	Code assessment If it is not within an existing building.	Zone code: • Neighbourhood centre zone code Development codes: • General development code • Development works code
	Code assessment If: (a) it involves a drive-through facility; and (b) the site does not adjoin a residential category zone.	Zone code: • Neighbourhood centre zone code Development codes: • General development code • Development works code
Community activities		
<ul style="list-style-type: none"> • Child care centre • Club • Community care centre • Community use • Place of worship 	Code assessment	Zone code: • Neighbourhood centre zone code Development codes: • General development code • Development works code
Industry activities		
<ul style="list-style-type: none"> • Service industry 	Accepted subject to requirements If it is within an existing building.	Development codes: • General development code • Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: • Neighbourhood centre zone code Development codes:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> • General development code • Development works code
Recreation activities		
<ul style="list-style-type: none"> • Environment facility • Park 	Accepted	Not applicable
<ul style="list-style-type: none"> • Indoor sport and recreation 	Code assessment	Zone code: <ul style="list-style-type: none"> • Neighbourhood centre zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Special activities		
<ul style="list-style-type: none"> • Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
Substation	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> • Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> • Utility installation 	Accepted If: <ol style="list-style-type: none"> it is undertaken by a public sector entity; and it is not one of the following: <ol style="list-style-type: none"> a mail depot; or a water supply treatment plant; or a sewage treatment plant; or a waste transfer station (for all refuse other than a recycling community drop-off facility); or a waste landfill. 	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>Code assessment</p> <p>If:</p> <p>(a) it is not undertaken by a public sector entity; and</p> <p>(b) it is not one of the following:</p> <p>(i) a mail depot; or</p> <p>(ii) a water supply treatment plant; or</p> <p>(iii) a sewage treatment plant; or</p> <p>(iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or</p> <p>(v) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Neighbourhood centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed in this table • Any use listed in this table and not meeting the description listed in the categories of development and assessment column • Any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> (a) two (2) storeys and 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) two (2) storeys and ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.1.2 — Local centre zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements If it is within an existing building.	Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> Local centre zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy Rooming accommodation Short-term accommodation Multiple dwelling units 	Code assessment	Zone code: <ul style="list-style-type: none"> Local centre zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Funeral parlour Garden centre Sales office 	Accepted If it is within an existing building.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Local centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Market 	Code assessment	Zone code: <ul style="list-style-type: none"> Local centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> • Adult store • Health care services • Office • Shopping centre 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Local centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Food and drink outlet • Shop 	<p>Accepted If: (a) it is within an existing building; and (b) it does not involve a drive-through facility.</p>	Not applicable
	<p>Code assessment If it is not within an existing building.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Local centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
	<p>Code assessment If it involves a drive-through facility.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Local centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Community activities		
<ul style="list-style-type: none"> • Child care centre • Club • Community care centre • Community use • Educational establishment • Place of worship 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Local centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Entertainment activities		
<ul style="list-style-type: none"> • Bar • Function facility • Hotel • Nightclub entertainment facility • Theatre 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Local centre zone code <p>Development codes:</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> General development code Development works code
Industry activities		
<ul style="list-style-type: none"> Service industry 	Accepted If it is within an existing building.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Local centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Research and technology industry 	Accepted If: (a) it is within an existing building; and (b) it is a computer server facility.	Not applicable
	Code assessment If: (a) it is not within an existing building; and (b) it is a computer server facility.	Zone code: <ul style="list-style-type: none"> Local centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation 	Accepted If: (a) it is within an existing building; and (b) it is only for a gymnasium or fitness studio.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Local centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Emergency services 	Code assessment	Zone code: <ul style="list-style-type: none"> Local centre zone code Development codes:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Landing 	<p>Accepted</p>	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	<p>Accepted</p> <p>If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	Not applicable
<ul style="list-style-type: none"> Substation 	<p>Accepted</p> <p>If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted</p> <p>If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> Utility installation 	<p>Accepted</p> <p>If:</p> <p>(a) it is undertaken by a public sector entity; and</p> <p>(b) it is not one of the following:</p> <p>(i) a mail depot; or</p> <p>(ii) a water supply treatment plant; or</p> <p>(iii) a sewage treatment plant; or</p> <p>(iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or</p> <p>(v) a waste landfill.</p> <p>Code assessment</p> <p>If:</p> <p>(a) it is not undertaken by a public sector entity; and</p> <p>(b) it is not one of the following:</p> <p>(i) a mail depot; or</p> <p>(ii) a water supply treatment plant; or</p> <p>(iii) a sewage treatment plant; or</p> <p>(iv) a waste transfer station (for all refuse other than a recycling community drop-</p>	<p>Not applicable</p> <p>Zone code:</p> <ul style="list-style-type: none"> Local centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	off facility); or (v) a waste landfill.	
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds the height limits identified for the specific locations shown on Figure 6.2.2.4.1.1 – Emu Park Business District Height Limits, as contained within the Local Centre Zone Code. 	Impact assessment	The planning scheme, to the extent relevant.

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.4.1.3 — District centre zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> • Caretaker's accommodation • Dwelling unit 	Accepted subject to requirements If it is within an existing building.	Development codes: <ul style="list-style-type: none"> • Accommodation activities code • General development code • Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> • District centre zone code Development codes: <ul style="list-style-type: none"> • Accommodation activities code • General development code • Development works code
<ul style="list-style-type: none"> • Dual occupancy • Rooming accommodation • Short-term accommodation • Multiple dwelling units 	Code assessment	Zone code: <ul style="list-style-type: none"> • District centre zone code Development codes: <ul style="list-style-type: none"> • Accommodation activities code • General development code • Development works code
Business activities		
<ul style="list-style-type: none"> • Funeral parlour • Garden centre • Sales office 	Accepted If it is within an existing building.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> • District centre zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Market 	Code assessment	Zone code: <ul style="list-style-type: none"> • District centre zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Centre activities		

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> • Adult store • Health care services • Office • Shopping centre 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • District centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Food and drink outlet • Shop 	<p>Accepted If: (a) it is within an existing building; and (b) it does not involve a drive-through facility.</p>	Not applicable
	<p>Code assessment If it is not within an existing building.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • District centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
	<p>Code assessment If it involves a drive-through facility.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • District centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Community activities		
<ul style="list-style-type: none"> • Child care centre • Club • Community care centre • Community use • Educational establishment • Place of worship 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • District centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Entertainment activities		
<ul style="list-style-type: none"> • Bar • Function facility • Hotel • Nightclub entertainment facility • Theatre 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • District centre zone code <p>Development codes:</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> General development code Development works code
Industry activities		
<ul style="list-style-type: none"> Service industry 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> District centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Research and technology industry 	<p>Accepted If: (a) it is within an existing building; and (b) it is a computer server facility.</p>	Not applicable
	<p>Code assessment If: (a) it is not within an existing building; and (b) it is a computer server facility.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> District centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	<p>Accepted</p>	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation 	<p>Accepted If: (a) it is within an existing building; and (b) it is only for a gymnasium or fitness studio.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> District centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Emergency services 	<p>Code assessment</p>	<p>Zone code:</p> <ul style="list-style-type: none"> District centre zone code <p>Development codes:</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Landing 	<p>Accepted</p>	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	<p>Accepted</p> <p>If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	Not applicable
<ul style="list-style-type: none"> • Substation 	<p>Accepted</p> <p>If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> • Telecommunications facility 	<p>Accepted</p> <p>If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> • Utility installation 	<p>Accepted</p> <p>If:</p> <p>(a) it is undertaken by a public sector entity; and</p> <p>(b) it is not one of the following:</p> <p>(i) a mail depot; or</p> <p>(ii) a water supply treatment plant; or</p> <p>(iii) a sewage treatment plant; or</p> <p>(iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or</p> <p>(v) a waste landfill.</p> <p>Code assessment</p> <p>If:</p> <p>(a) it is not undertaken by a public sector entity; and</p> <p>(b) it is not one of the following:</p> <p>(i) a mail depot; or</p> <p>(ii) a water supply treatment plant; or</p> <p>(iii) a sewage treatment plant; or</p> <p>(iv) a waste transfer station (for all refuse other than a recycling community drop-</p>	<p>Not applicable</p> <p>Zone code:</p> <ul style="list-style-type: none"> • District centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	off facility); or (v) a waste landfill.	
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds three (3) storeys 	Impact assessment	The planning scheme, to the extent relevant.

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.1.4 — Major centre zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements If it is within an existing building.	Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> Major centre zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy Rooming accommodation Short-term accommodation Multiple dwelling units 	Code assessment	Zone code: <ul style="list-style-type: none"> Major centre zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Funeral parlour Garden centre Sales office 	Accepted If it is within an existing building.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Major centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Market 	Code assessment	Zone code: <ul style="list-style-type: none"> Major centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> • Adult store • Health care services • Office • Shopping centre 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Major centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Food and drink outlet • Shop 	<p>Accepted If: (a) it is within an existing building; and (b) it does not involve a drive-through facility.</p>	Not applicable
	<p>Code assessment If it is not within an existing building</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Major centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
	<p>Code assessment If it involves a drive-through facility.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Major centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Community activities		
<ul style="list-style-type: none"> • Child care centre • Club • Community care centre • Community use • Educational establishment • Place of worship 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Major centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Entertainment activities		
<ul style="list-style-type: none"> • Bar • Function facility • Hotel • Nightclub entertainment facility • Theatre 	<p>Accepted If it is within an existing building.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Major centre zone code <p>Development codes:</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> General development code Development works code
Industry activities		
<ul style="list-style-type: none"> Service industry 	Accepted If it is within an existing building.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Major centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Research and technology industry 	Accepted If: (a) it is within an existing building; and (b) it is a computer server facility.	Not applicable
	Code assessment If: (a) it is not within an existing building; and (b) it is a computer server facility.	Zone code: <ul style="list-style-type: none"> Major centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation 	Accepted If: (a) it is within an existing building; and (b) it is only for a gymnasium or fitness studio.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Major centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Emergency services 	Code assessment	Zone code: <ul style="list-style-type: none"> Major centre zone code Development codes:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Landing 	<p>Accepted</p>	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	<p>Accepted</p> <p>If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	Not applicable
<ul style="list-style-type: none"> • Substation 	<p>Accepted</p> <p>If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> • Telecommunications facility 	<p>Accepted</p> <p>If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> • Utility installation 	<p>Accepted</p> <p>If:</p> <p>(a) it is undertaken by a public sector entity; and</p> <p>(b) it is not one of the following:</p> <p>(i) a mail depot; or</p> <p>(ii) a water supply treatment plant; or</p> <p>(iii) a sewage treatment plant; or</p> <p>(iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or</p> <p>(v) a waste landfill.</p> <p>Code assessment</p> <p>If:</p> <p>(a) it is not undertaken by a public sector entity; and</p> <p>(b) it is not one of the following:</p> <p>(i) a mail depot; or</p> <p>(ii) a water supply treatment plant; or</p> <p>(iii) a sewage treatment plant; or</p> <p>(iv) a waste transfer station (for all refuse other than a recycling community drop-</p>	<p>Not applicable</p> <p>Zone code:</p> <ul style="list-style-type: none"> • Major centre zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	off facility); or (v) a waste landfill.	
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds the height limits identified for the specific locations shown on Figure 6.2.4.4.1.1 – Yeppoon Business District Height Limits and Figure 6.2.4.4.1.2 – Yeppoon Central Shopping Centre Height Limits, as contained within the Major Centre Zone Code. 	Impact assessment	The planning scheme, to the extent relevant.

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.4.2. Environmental category zones

Table 5.4.2.1 — Environmental management and conservation zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Code assessment	<p>Zone code:</p> <ul style="list-style-type: none"> Environmental management and conservation zone code <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Outdoor sport and recreation 	Code assessment	<p>Zone code:</p> <ul style="list-style-type: none"> Environmental management and conservation zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Rural activities		
<ul style="list-style-type: none"> Animal keeping 	Accepted If it is an apiary or wildlife refuge.	Not applicable
Special activities		
<ul style="list-style-type: none"> Landing 	Code assessment	<p>Zone code:</p> <ul style="list-style-type: none"> Environmental management and conservation zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	erected.	
<ul style="list-style-type: none"> Substation 	<p>Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> Utility installation 	<p>Accepted If: (a) it is undertaken by a public sector entity; and (b) it is not one of the following: (i) a mail depot; or (ii) a water supply treatment plant; or (iii) a sewage treatment plant; or (iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (v) a waste landfill.</p>	Not applicable
	<p>Code assessment If: (a) it is not undertaken by a public sector entity; and (b) it is not one of the following: (i) a mail depot; or (ii) a water supply treatment plant; or (iii) a sewage treatment plant; or (iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (v) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Environmental management and conservation zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<p>categories of development and assessment column</p> <ul style="list-style-type: none"> • Any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. 		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.4.3. Industry category zones

Table 5.4.3.1 — Low impact industry zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Agricultural supplies store Garden centre Hardware and trade supplies Sales office 	Accepted subject to requirements	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Car wash Funeral parlour Market Outdoor sales Showroom Veterinary services 	Code assessment	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Bulk landscape supplies Service station 	Code assessment If at a location that is not within the Tanby Road Local Business Precinct.	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet 	Code assessment If: (a) at a location that is not within the Tanby Road Local Business Precinct; and	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) the gross floor area does not exceed 150 square metres; and.	<ul style="list-style-type: none"> General development code Development works code
	<p>Code assessment</p> <p>If:</p> <p>(a) located in the Tanby Road Local Business Precinct;</p> <p>(b) does not involve a drive-through facility.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Industry activities		
<ul style="list-style-type: none"> Low impact industry Service industry Warehouse 	Accepted subject to requirements	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Research and technology industry 	<p>Accepted subject to requirements</p> <p>If it is a computer server facility.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation 	Code assessment	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Rural activities		
<ul style="list-style-type: none"> Rural industry Wholesale nursery 	Code assessment	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Special activities		
<ul style="list-style-type: none"> Emergency services Parking station Transport depot 	<p>Accepted subject to requirements</p> <p>If at a location that is not within the Tanby Road Local Business Precinct</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
	<p>Code assessment</p> <p>If located in the Tanby Road Local Business Precinct</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Crematorium 	<p>Code assessment</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Landing 	<p>Accepted</p>	<p>Not applicable</p>
<ul style="list-style-type: none"> Major electricity infrastructure 	<p>Accepted</p> <p>If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	<p>Not applicable</p>
<ul style="list-style-type: none"> Substation 	<p>Accepted</p> <p>If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	<p>Not applicable</p>
	<p>Code assessment</p> <p>If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted</p> <p>If it is aerial cabling for broadband</p>	<p>Not applicable</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	purposes.	
<ul style="list-style-type: none"> • Utility installation 	<p>Accepted If:</p> <ul style="list-style-type: none"> (a) it is undertaken by a public sector entity; and (b) it is not one of the following: <ul style="list-style-type: none"> (i) a mail depot; or (ii) a water supply treatment plant; or (iii) a sewage treatment plant; or (iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (v) a waste landfill. 	Not applicable
	<p>Code assessment If it is for a mail depot.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) it is not undertaken by a public sector entity; and (b) it is not one of the following: <ul style="list-style-type: none"> (i) a water supply treatment plant; or (ii) a sewage treatment plant; or (iii) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (iv) a waste landfill. 	<p>Zone code:</p> <ul style="list-style-type: none"> • Low impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed in this table • Any use listed in the table and not complying with the circumstance described in the categories of development and 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
assessment column		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.4.3.2 — Medium impact industry zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Agricultural supplies store Bulk landscape supplies Car wash Hardware and trade supplies Outdoor sales Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Garden centre Market Service station Veterinary services 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Industry activities		

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Warehouse 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Rural activities		
<ul style="list-style-type: none"> Animal keeping Aquaculture Intensive horticulture Rural industry Wholesale nursery Winery 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Air services 	Code assessment If it is for an emergency helipad.	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Crematorium Emergency services Parking station Transport depot 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
	Code assessment If it does not comply with the	Zone code: <ul style="list-style-type: none"> Medium impact industry

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	circumstance for being accepted.	zone code Development codes: • General development code • Development works code
• Substation	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: • Medium impact industry zone code Development codes: • General development code • Development works code
• Telecommunications facility	Accepted If it is aerial cabling for broadband purposes.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: • Medium impact industry zone code Development codes: • General development code • Development works code
• Utility installation	Accepted If: (a) it is undertaken by a public sector entity; and (b) it is not one of the following: (i) a mail depot; or (ii) a water supply treatment plant; or (iii) a sewage treatment plant; or (iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (v) a waste landfill.	Not applicable
	Code assessment If it is for a mail depot.	Zone code: • Medium impact industry zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>Code assessment</p> <p>If:</p> <p>(a) it is not undertaken by a public sector entity; and</p> <p>(b) it is not one of the following:</p> <p>(i) a water supply treatment plant; or</p> <p>(ii) a sewage treatment plant; or</p> <p>(iii) a waste transfer station (for all refuse other than a recycling community drop-off facility); or</p> <p>(iv) a waste landfill.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code <p>Zone code:</p> <ul style="list-style-type: none"> • Medium impact industry zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed in this table • Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.4.4. Other category zones

Table 5.4.4.1 — Community facilities zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Community facilities zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Office 	Accepted If: (a) it is undertaken for the administration of a public sector entity; and (b) it is within an existing building.	Not applicable
	Code assessment (a) it is undertaken for the administration of a public sector entity; and (b) it is not within an existing building.	Zone code: <ul style="list-style-type: none"> Community facilities zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Health care services 	Accepted subject to requirements If it is within an existing building.	Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If it does not comply with the circumstances for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> Community facilities zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Community activities		
<ul style="list-style-type: none"> Community use 	Accepted If: (a) it is undertaken on land owned	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>or managed by a public sector entity; and</p> <p>(b) it is within an existing building.</p> <p>Code assessment If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Community facilities zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Child care centre • Club • Community care centre • Place of worship 	<p>Accepted subject to requirements If it is within an existing building.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
	<p>Code assessment If it does not comply with the circumstance for being accepted subject to requirements.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Community facilities zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Educational establishment • Hospital • Outstation 	<p>Code assessment</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Community facilities zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Recreation activities		
<ul style="list-style-type: none"> • Environment facility • Park 	<p>Accepted</p>	<p>Not applicable</p>
<ul style="list-style-type: none"> • Outdoor sport and recreation • Indoor sport and recreation 	<p>Code assessment</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Community facilities zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Special activities		
<ul style="list-style-type: none"> • Cemetery • Crematorium • Emergency services • Parking station 	<p>Code assessment</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Community facilities zone code <p>Development codes:</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Landing 	<p>Accepted</p>	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	<p>Accepted</p> <p>If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	Not applicable
<ul style="list-style-type: none"> • Substation 	<p>Accepted</p> <p>If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> • Telecommunications facility 	<p>Accepted</p> <p>If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> • Utility installation 	<p>Accepted subject to requirements</p> <p>If it is not one of the following:</p> <p>(a) a mail depot; or</p> <p>(b) a water supply treatment plant; or</p> <p>(c) a sewage treatment plant; or</p> <p>(d) a waste transfer station (for all refuse other than a recycling community drop-off facility); or</p> <p>(e) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Community facilities zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed in this table • Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column • Any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.4.4.2 — Emerging community zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Dwelling house 	<p>Accepted subject to requirements If located in an area that is not the subject of an approved structure plan.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Emerging community zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	<p>Accepted If it is for home based child care service.</p>	Not applicable
	<p>Accepted subject to requirements If located in an area that is not the subject of an approved structure plan.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Emerging community zone code <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Rural activities		
<ul style="list-style-type: none"> Animal husbandry Cropping Roadside stall Wholesale nursery 	<p>Accepted subject to requirements If located in an area that is not the subject of an approved structure plan.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Emerging community zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	<p>Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and</p>	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	transmission line has already been erected.	
<ul style="list-style-type: none"> Substation 	<p>Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> Utility installation 	<p>Accepted subject to requirements If: (a) located in an area that is not the subject of an approved structure plan; and (b) it is not the following: (i) a mail depot; or (ii) a water supply treatment plant; or (iii) a sewage treatment plant; or (iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (v) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Emerging community zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column 	Impact assessment	The planning scheme, to the extent relevant.

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.4.3 — Limited development zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Rural activities		
<ul style="list-style-type: none"> Animal husbandry Cropping Roadside stall 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Limited development zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (e) a waste landfill.	Zone code: <ul style="list-style-type: none"> Limited development zone code Development codes: <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column 	Impact assessment	The planning scheme, to the extent relevant.

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.4.4.4 — Rural zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements If at a location in the zone other than in the Yaamba Historic Township Precinct	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
	Code assessment If located in the Yaamba Historic Township Precinct	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dwelling house 	Accepted subject to requirements If at a location in the zone other than in the Yaamba Historic Township Precinct	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If located in the Yaamba Historic Township Precinct	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> Development works code
<ul style="list-style-type: none"> Rural workers accommodation 	Code assessment	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Short-term accommodation 	Code assessment If it is a farm stay.	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Bulk landscape supplies Garden centre Veterinary services 	Code assessment	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Rural activities		
<ul style="list-style-type: none"> Animal husbandry Cropping Roadside stall 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Permanent plantation Wholesale nursery 	Accepted subject to requirements If at a location in the zone other than in the Yaamba Historic Township Precinct	Zone code: <ul style="list-style-type: none"> Rural zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If located in the Yaamba Historic	Zone code: <ul style="list-style-type: none"> Rural zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Township Precinct	Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Animal keeping 	Accepted If it is an apiary. Editor's note – reference should be made to the <i>Apiaries Act 1982</i> for requirements in relation to keeping an apiary.	Not applicable
	Code assessment If it does not comply with the circumstances for being accepted.	Zone code: <ul style="list-style-type: none"> • Rural zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Aquaculture • Intensive animal husbandry • Intensive horticulture • Rural industry • Winery 	Code assessment	Zone code: <ul style="list-style-type: none"> • Rural zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Special activities		
<ul style="list-style-type: none"> • Emergency services 	Code assessment	Zone code: <ul style="list-style-type: none"> • Rural zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
	Code assessment If it does not comply with the circumstances for being accepted.	Zone code: <ul style="list-style-type: none"> • Rural zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Substation 	<p>Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
	<p>Code assessment If it does not comply with the circumstances for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Rural zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> Transport depot 	<p>Code assessment If the transport depot stores no more than four (4) vehicles.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Rural zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Utility installation 	<p>Accepted subject to requirements If it is not the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (e) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Rural zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.4.5 — Rural residential zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Rural residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dwelling house 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Rural residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Rural residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Rural residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Community activities		
<ul style="list-style-type: none"> Community use 	Code assessment	Zone code: <ul style="list-style-type: none"> Rural residential zone code Development codes:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> • General development code • Development works code
Recreation activities		
<ul style="list-style-type: none"> • Environment facility • Park 	Accepted	Not applicable
Rural activities		
<ul style="list-style-type: none"> • Animal keeping 	Accepted If it is an apiary. Editor's note – reference should be made to the <i>Apiaries Act 1982</i> for requirements in relation to keeping an apiary.	Not applicable
<ul style="list-style-type: none"> • Animal husbandry • Cropping • Wholesale nursery 	Accepted subject to requirements If not located in the Park Residential Precinct.	Zone code: <ul style="list-style-type: none"> • Rural residential zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
	Code assessment If located in the Park Residential Precinct.	Zone code: <ul style="list-style-type: none"> • Rural residential zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Special activities		
<ul style="list-style-type: none"> • Emergency services 	Code assessment	Zone code: <ul style="list-style-type: none"> • Rural residential zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> • Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> Transport depot 	<p>Code assessment If: (a) the transport depot stores no more than two (2) vehicles; and (b) not located in the Park Residential Precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Rural residential zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Utility installation 	<p>Accepted subject to requirements If it is not the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (e) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Rural residential zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Editor's note – The above categories of development assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.4.6 — Special purpose zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Special purpose zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Multiple dwelling 	Code assessment If it is located within: <ul style="list-style-type: none"> (a) the Rosslyn Bay Precinct; and (b) one of the following sub-precincts: <ul style="list-style-type: none"> (i) the Marina Tourist Accommodation and Business Sub-precinct; or (ii) the Marina Accommodation and Marine Retail Sub-precinct. 	Zone code: <ul style="list-style-type: none"> Special purpose zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Short-term accommodation 	Code assessment If it is located within: <ul style="list-style-type: none"> (a) the Rosslyn Bay Precinct; and (b) the Marina Tourist Accommodation and Business Sub-precinct. 	Zone code: <ul style="list-style-type: none"> Special purpose zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Market 	Code assessment If: <ul style="list-style-type: none"> (a) it is located within: <ul style="list-style-type: none"> (i) the Rosslyn Bay Precinct; and (ii) one of the following sub-precincts: <ul style="list-style-type: none"> (A) the Harbour Business and Tourism Sub-precinct; or (B) the Harbour Parking and Recreation Sub- 	Zone code: <ul style="list-style-type: none"> Special purpose zone code Development codes: <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	precinct; or (C) the Marina Business and Tourism sub-precinct; or (D) the Marina Parking and Recreation Sub-precinct.	
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet 	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) it is located within:</p> <p>(i) the Rosslyn Bay Precinct; and</p> <p>(ii) one of the following sub-precincts:</p> <p>(A) the Harbour Business and Tourism Sub-precinct; or</p> <p>(B) the Marina Business and Tourism Sub-precinct; or</p> <p>(b) it is within an existing building.</p> <p>Code assessment</p> <p>If:</p> <p>(a) it is located within:</p> <p>(i) the Rosslyn Bay Precinct; and</p> <p>(ii) one of the following sub-precincts:</p> <p>(A) the Harbour Business and Tourism Sub-precinct; or</p> <p>(B) the Marina Business and Tourism Sub-precinct; or</p> <p>(C) the Marina Tourist Accommodation and Business Precinct; and</p> <p>(b) it does not comply with the circumstance for accepted subject to requirements.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code <p>Zone code:</p> <ul style="list-style-type: none"> Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Shop 	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) it is located within:</p> <p>(i) the Rosslyn Bay Precinct; and</p>	<p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>(ii) one of the following sub-precincts:</p> <p>(A) the Harbour Business and Tourism Sub-precinct; or</p> <p>(B) the Marina Business and Tourism Sub-precinct; or</p> <p>(C) the Marina Tourist Accommodation and Business Precinct; and</p> <p>(b) it is within an existing building.</p> <p>Code assessment If:</p> <p>(a) it is located within:</p> <p>(i) the Rosslyn Bay Precinct; and</p> <p>(ii) one of the following sub-precincts:</p> <p>(A) the Harbour Business and Tourism Sub-precinct; or</p> <p>(B) the Marina Business and Tourism Sub-precinct; or</p> <p>(C) the Marina Tourist Accommodation and Business Precinct; or</p> <p>(D) the Marina Accommodation and Marine Retail Precinct; and</p> <p>(b) it does not comply with the circumstance for being accepted subject to requirements.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Community activities		
<ul style="list-style-type: none"> • Club 	<p>Accepted subject to requirements If:</p> <p>(a) it is located within:</p> <p>(i) the Rosslyn Bay Precinct; and</p> <p>(ii) the Harbour Community Sub-precinct; and</p> <p>(b) it is within an existing building.</p> <p>Code assessment If:</p>	<p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code <p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(a) it is located within: <ul style="list-style-type: none"> (i) the Rosslyn Bay Precinct; and (ii) the Harbour Community Sub-precinct; and (b) it does not comply with the circumstance for being accepted subject to requirements.	Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Entertainment activities		
<ul style="list-style-type: none"> • Bar • Function facility 	Accepted subject to requirements If: <ul style="list-style-type: none"> (a) it is located within: <ul style="list-style-type: none"> (i) the Rosslyn Bay Precinct; and (ii) one of the following sub-precincts: <ul style="list-style-type: none"> (A) the Harbour Business and Tourism Sub-precinct; or (B) the Marina Business and Tourism Sub-precinct; and (b) it is within an existing building. 	Development codes: <ul style="list-style-type: none"> • General development code • Development works code
	Code assessment If: <ul style="list-style-type: none"> (a) it is located within: <ul style="list-style-type: none"> (i) the Rosslyn Bay Precinct; and (ii) one of the following sub-precincts: <ul style="list-style-type: none"> (A) the Harbour Business and Tourism Sub-precinct; or (B) the Marina Business and Tourism Sub-precinct; and (b) it does not comply with the circumstance for accepted subject to requirements. 	Zone code: <ul style="list-style-type: none"> • Special purpose zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Hotel 	Accepted subject to requirements If: <ul style="list-style-type: none"> (a) it is located within: <ul style="list-style-type: none"> (i) the Rosslyn Bay Precinct; and 	Development codes: <ul style="list-style-type: none"> • General development code • Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>(ii) one of the following sub-precincts: (A) the Harbour Business and Tourism Sub-precinct; or (B) the Marina Business and Tourism Sub-precinct; and (b) it is within an existing building.</p> <p>Code assessment If: (a) it is located within: (i) the Rosslyn Bay Precinct; and (ii) one of the following sub-precincts: (A) the Harbour Business and Tourism Sub-precinct; or (B) the Marina Business and Tourism Sub-precinct; or (C) the Marina Tourist Accommodation and Business Precinct; and (b) it does not comply with the circumstance for being accepted subject to requirements.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Industrial activities		
<ul style="list-style-type: none"> Marine industry 	<p>Code assessment If: (a) it is located within: (i) the Rosslyn Bay Precinct; and (ii) one of the following sub-precincts: (A) the Harbour Dry Marine Sub-precinct; or (B) the Marina Dry Marine Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Warehouse 	<p>Code assessment If: (a) it is for seafood or marine dependent activities; and (b) it is located within:</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Special purpose zone code <p>Development codes:</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(i) the Rosslyn Bay Precinct; and (ii) one of the following sub-precincts: (A) the Harbour Dry Marine Sub-precinct; or (B) the Marina Dry Marine Sub-precinct.	<ul style="list-style-type: none"> • General development code • Development works code
Recreation activities		
<ul style="list-style-type: none"> • Environment facility • Park 	Accepted	Not applicable
Rural activities		
<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Wholesale nursery 	Code assessment If it is not located in the Rosslyn Bay Precinct.	Zone code: <ul style="list-style-type: none"> • Special purpose zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Special activities		
<ul style="list-style-type: none"> • Air services 	Code assessment If it is for a helipad.	Zone code: <ul style="list-style-type: none"> • Special purpose zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Emergency services 	Accepted subject to requirements If: (a) it is located within: (i) the Rosslyn Bay Precinct; and (ii) one of the following sub-precincts: (A) the Harbour Community Sub-precinct; or (B) the Harbour Dry Marine Sub-precinct; or (C) the Marina Dry Marine Sub-precinct; and (b) it is within an existing building.	Development codes: <ul style="list-style-type: none"> • General development code • Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>Code assessment If it does not comply with the circumstance for being accepted subject to requirements.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Cemetery • Crematorium 	<p>Code assessment If it is not located in the Rosslyn Bay Precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Landing 	<p>Accepted</p>	<p>Not applicable</p>
<ul style="list-style-type: none"> • Major electricity infrastructure 	<p>Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	<p>Not applicable</p>
<ul style="list-style-type: none"> • Parking station 	<p>Accepted subject to requirements If:</p> <p>(a) it is located within:</p> <p style="margin-left: 20px;">(i) the Rosslyn Bay Precinct; and</p> <p style="margin-left: 20px;">(ii) one of the following sub-precincts:</p> <p style="margin-left: 40px;">(A) the Harbour Parking and Recreation Sub-precinct; or</p> <p style="margin-left: 40px;">(B) the Marina Parking and Recreation Precinct; and</p> <p>(b) the parking station does not involve a level above ground .</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
	<p>Accepted subject to requirements</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>If:</p> <p>(a) it is not located in the Rosslyn Bay Precinct; and</p> <p>(b) the parking station does not involve a level above ground level.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
	<p>Code assessment</p> <p>If it does not comply with the circumstances for being accepted subject to requirements.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Port services 	<p>Accepted</p> <p>If:</p> <p>(a) it is located in the Rosslyn Bay Precinct; and</p> <p>(b) it is located in one of the following sub-precincts:</p> <p>(i) the Harbour Wet Marine Sub-precinct; or</p> <p>(ii) the Marina Wet Marine Sub-precinct.</p>	<p>Not applicable</p>
	<p>Code assessment</p> <p>If:</p> <p>(a) it is located in the Rosslyn Bay Precinct; and</p> <p>(b) it is located in one of the following sub-precincts:</p> <p>(i) the Harbour Business and Tourism Sub-precinct; or</p> <p>(ii) the Harbour Community Sub-precinct; or</p> <p>(iii) the Harbour Dry Marine Sub-precinct; or</p> <p>(iv) the Marina Business and Tourism sub-precinct; or</p> <p>(v) the Marina Dry Marine Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Substation 	<p>Accepted</p> <p>If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	<p>Not applicable</p>
	<p>Code assessment</p> <p>If it does not comply with the circumstance for being accepted.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Special purpose zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> • Special purpose zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Transport depot 	Accepted subject to requirements If it is not located in the Rosslyn Bay Precinct.	Zone code: <ul style="list-style-type: none"> • Special purpose zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
	Code assessment If it does not comply with the circumstances for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> • Special purpose zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Utility installation 	Accepted subject to requirements If it is not the following: <ul style="list-style-type: none"> (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (e) a waste landfill. 	Zone code: <ul style="list-style-type: none"> • Special purpose zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed in this table • Any use listed in the table and not complying with the circumstance described in the categories of development and 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
assessment column		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.4.4.7 — Specialised centre zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Specialised centre zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Adult store Garden centre Hardware and trade supplies Outdoor sales Sales office Showroom 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Specialised centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Agricultural supplies store Car wash Funeral parlour Market Service station Veterinary services 	Code assessment	Zone code: <ul style="list-style-type: none"> Specialised centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet 	Code assessment	Zone code: <ul style="list-style-type: none"> Specialised centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Industry activities		

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Service industry Warehouse 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Specialised centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Specialised centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Emergency services Parking station 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Specialised centre zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Specialised centre zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If it is not the following: (a) a water supply treatment plant; or (b) a sewage treatment plant; or (c) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (d) a waste landfill.	code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed in this table • Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column 	Impact assessment	The planning scheme, to the extent relevant.

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.4.8 — Township zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dwelling house 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Agricultural supplies store Funeral parlour Garden centre Hardware and trade supplies Market Sales office Veterinary services 	Code assessment	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Adult store Food and drink outlet 	Code assessment	Zone code: <ul style="list-style-type: none"> Township zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Health care services Office Shop Shopping centre 		Development codes: <ul style="list-style-type: none"> General development code Development works code
Community activities		
<ul style="list-style-type: none"> Child care centre Club Community care centre Community use Place of worship 	Code assessment	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Entertainment activities		
<ul style="list-style-type: none"> Bar Hotel 	Code assessment	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Industry activities		
<ul style="list-style-type: none"> Low impact industry Service industry 	Code assessment	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation Outdoor sport and recreation 	Code assessment	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Cemetery Emergency services 	Code assessment	Zone code: <ul style="list-style-type: none"> Township zone code Development codes: <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Landing 	<p>Accepted</p>	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	<p>Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	Not applicable
<ul style="list-style-type: none"> Substation 	<p>Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> Utility installation 	<p>Accepted subject to requirements If it is not the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Township zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
slope equal to or greater than fifteen (15) per cent.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



5.4.5. Recreation category zones

Table 5.4.5.1 — Open space zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Open space zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Market 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Open space zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet 	Code assessment If it is located in the Yeppoon Foreshore Tourism and Recreation Precinct.	Zone code: <ul style="list-style-type: none"> Open space zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Community activities		
<ul style="list-style-type: none"> Club 	Accepted subject to requirements If: <ol style="list-style-type: none"> it is on the same site as a lawfully established use within the recreation activities group; and the development has a gross floor area that does not exceed four-hundred (400) square metres. 	Zone code: <ul style="list-style-type: none"> Open space zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted	Zone code: <ul style="list-style-type: none"> Open space zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	subject to requirements.	Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Community use 	Accepted subject to requirements If it has a gross floor area that does not exceed four-hundred (400) square metres.	Zone code: <ul style="list-style-type: none"> • Open space zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> • Open space zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Entertainment activities		
<ul style="list-style-type: none"> • Bar • Function facility 	Code assessment If it is located in the Yeppoon Foreshore Tourism and Recreation Precinct.	Zone code: <ul style="list-style-type: none"> • Open space zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Recreation activities		
<ul style="list-style-type: none"> • Environment facility • Park 	Accepted	Not applicable
<ul style="list-style-type: none"> • Indoor sport and recreation; • Outdoor sport and recreation 	Code assessment	Zone code: <ul style="list-style-type: none"> • Open space zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Special activities		
<ul style="list-style-type: none"> • Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
	Code assessment If it does not comply with the	Zone code: <ul style="list-style-type: none"> • Open space zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	circumstances for being accepted.	Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Substation 	<p>Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p> <p>Code assessment If it does not comply with the circumstances for being accepted.</p>	<p>Not applicable</p> <p>Zone code:</p> <ul style="list-style-type: none"> • Open space zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Telecommunications facility 	<p>Accepted If it is aerial cabling for broadband purposes.</p>	<p>Not applicable</p>
<ul style="list-style-type: none"> • Utility installation 	<p>Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Open space zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed in this table • Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column • Any use involving a new building which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent; or (c) the height limits identified for the specific locations shown on Figure 6.6.1.4.1.1 – Yeppoon Foreshore Tourism and Recreation Precinct Height Limits.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.4.5.2 — Sport and recreation zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Sport and recreation zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Market 	Code assessment	Zone code: <ul style="list-style-type: none"> Sports and recreation zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Community activities		
<ul style="list-style-type: none"> Club 	Accepted subject to requirements If: (a) it is on the same site as a lawfully established use within the recreation activities group; and (b) the development has a gross floor area that does not exceed four-hundred (400) square metres.	Zone code: <ul style="list-style-type: none"> Sports and recreation zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> Sports and recreation zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Community use 	Code assessment	Zone code: <ul style="list-style-type: none"> Sports and recreation zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Recreation activities		
<ul style="list-style-type: none"> • Environment facility • Park 	Accepted	Not applicable
<ul style="list-style-type: none"> • Indoor sport and recreation • Outdoor sport and recreation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> • Sports and recreation zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Special activities		
<ul style="list-style-type: none"> • Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> • Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> • Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> • Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Zone code: <ul style="list-style-type: none"> • Sports and recreation zone code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<p>in this table</p> <ul style="list-style-type: none"> • Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column • Any use involving a new building which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. 		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



5.4.6. Residential category zones

Table 5.4.6.1 — Low density residential zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Dwelling house 	Accepted	Not applicable
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for accepted.	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.4.6.2 — Low-medium density residential zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Dwelling house 	Accepted	Not applicable
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.4.6.3 — Medium density residential zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Dwelling house 	Accepted	Not applicable
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short-term accommodation Tourist park 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Resort complex 	Code assessment	Zone code:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If it is located in the Rosslyn Bay Accommodation Precinct.	<ul style="list-style-type: none"> • Medium density residential zone code <p>Development codes:</p> <ul style="list-style-type: none"> • Accommodation activities code • General development code • Development works code
Business activities		
<ul style="list-style-type: none"> • Sales office 	Accepted subject to requirements	<p>Zone code:</p> <ul style="list-style-type: none"> • Medium density residential zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Centre activities		
<ul style="list-style-type: none"> • Health care services • Office 	<p>Code assessment</p> <p>If:</p> <p>(a) it is located in the Major Centre Commercial Transition Precinct; and</p> <p>(b) it is within and existing building.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Medium density residential zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Community activities		
<ul style="list-style-type: none"> • Child care centre • Community use 	<p>Code assessment</p> <p>If:</p> <p>(a) it is located in the Major Centre Commercial Transition Precinct; and</p> <p>(b) it is within and existing building.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Medium density residential zone code <p>Development codes:</p> <ul style="list-style-type: none"> • General development code • Development works code
Recreation activities		
<ul style="list-style-type: none"> • Environment facility • Park 	Accepted	Not applicable
Special activities		
<ul style="list-style-type: none"> • Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	<p>Accepted</p> <p>If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been</p>	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	erected.	
<ul style="list-style-type: none"> Substation 	<p>Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> Utility installation 	<p>Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Medium density residential zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building which has a height which exceeds the following: <ul style="list-style-type: none"> (a) twelve (12) metres above ground level; or (b) the height limits identified for the specific locations shown on the following figures: <ul style="list-style-type: none"> (i) Figure 6.7.3.4.1.1 – Farnborough Road Height Limits; (ii) Figure 6.7.3.4.1.2 – Yeppoon Height Limits; (iii) Figure 6.7.3.4.1.3 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
– Rosslyn Bay Height Limits; (iv) Figure 6.7.3.4.1.4 Cooee Bay Height Limits.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



5.4.7. Tourism category zones

Table 5.4.7.1 — Major tourism zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Major tourism zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dwelling house 	Accepted subject to requirements If it is located within: (a) the Great Keppel Island Precinct; and (b) the Accommodation Sub-precinct.	Zone code: <ul style="list-style-type: none"> Major tourism zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Zone code: <ul style="list-style-type: none"> Major tourism zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Major tourism zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Nature based tourism 	Code assessment If: (a) it is located within the Capricorn International Resort Precinct; or	Zone code: <ul style="list-style-type: none"> Major tourism zone code Development codes:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) it is located within: (i) the Great Keppel Island Precinct; and (ii) the Resort Complex Sub-precinct.	<ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Resort complex 	<p>Code assessment</p> <p>If:</p> <p>(a) it is located within the Capricorn International Resort Precinct; or</p> <p>(b) it is located within: (i) the Great Keppel Island Precinct; and (ii) the Resort Complex Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Short-term accommodation 	<p>Code assessment</p> <p>If it is located within:</p> <p>(a) the Great Keppel Island Precinct; and</p> <p>(b) the Village Centre Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Tourist Park 	<p>Code assessment</p> <p>If:</p> <p>(a) it is located within the Capricorn International Resort precinct; or</p> <p>(b) it is located within: (i) the Great Keppel Island Precinct; and (ii) the Tourist Park Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet Shop 	<p>Code assessment</p> <p>If it is located within:</p> <p>(a) the Great Keppel Island Precinct; and</p> <p>(b) the Village Centre Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Community activities		
<ul style="list-style-type: none"> Community use 	<p>Code assessment</p> <p>If it is located within:</p> <p>(a) the Great Keppel Island Precinct; and</p> <p>(b) the Village Centre Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> Development works code
Entertainment activities		
<ul style="list-style-type: none"> Bar Function facility Hotel 	<p>Code assessment If it is located within:</p> <p>(a) the Great Keppel Island Precinct; and (b) the Village Centre Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Special activities		
<ul style="list-style-type: none"> Emergency services 	<p>Accepted subject to requirements If it is located within:</p> <p>(a) the Great Keppel Island Precinct; and (b) the Utilities Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
	<p>Code assessment If it is located within:</p> <p>(a) the Great Keppel Island Precinct; and (b) the Village Centre Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	<p>Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	Not applicable
<ul style="list-style-type: none"> Substation 	<p>Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted If it is aerial cabling for broadband purposes.</p>	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Utility installation 	<p>Code assessment</p> <p>If it is located within:</p> <p>(a) the Great Keppel Island Precinct; and</p> <p>(b) the Utilities Sub-precinct.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major tourism zone code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Where located in the Capricorn International Resort Precinct, any use involving a new building or structure which has a height which exceeds fifteen (15) metres above ground level Where located in the Great Keppel Island Precinct, any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent, provided that no part of the building occurs 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
over the forty-two (42) metres Australian Height Datum contour level.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



5.5. Categories of development and assessment — Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.5.1 — Reconfiguring a lot

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for code assessment		
Centre category zones		
<ul style="list-style-type: none"> • Neighbourhood centre zone • Local centre zone • District centre zone • Major centre zone 	Code assessment If it does not create any number of additional lots.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
	Code assessment If: <ul style="list-style-type: none"> (a) it creates any number of additional lots; and (b) each proposed lot has an area of 1000 square metres or greater. 	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
Environmental category zones		
<ul style="list-style-type: none"> • Environmental management and conservation zone 	Code assessment If it does not create any number of additional lots.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
	Code assessment If: <ul style="list-style-type: none"> (a) it creates any number of additional lots; and (b) each proposed lot has an area of 1500000 square metres (150 hectares) or greater. 	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
Industry category zones		
<ul style="list-style-type: none"> • Low impact industry zone 	Code assessment If it does not create any number of additional lots.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
	Code assessment If: <ul style="list-style-type: none"> (a) it creates any number of additional lots; and (b) each proposed lot has an area of 1000 square metres or greater. 	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
<ul style="list-style-type: none"> • Medium impact industry zone 	Code assessment If it does not create any number of additional lots.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 5000 square metres or greater.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
Other category zones		
<ul style="list-style-type: none"> • Community facilities zone • Limited development zone • Special purpose zone • Specialised centre zone 	Code assessment In all circumstances.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
<ul style="list-style-type: none"> • Emerging community zone 	Code assessment If it does not create any number of additional lots.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 100000 square metres (10 hectares) or greater.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
<ul style="list-style-type: none"> • Rural residential zone 	Code assessment If it does not create any number of additional lots.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) it is located within the Park Residential Precinct; and (c) each proposed lot has an area of 4000 square metres or greater.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) it is not located within the Park Residential Precinct; and (c) each proposed lot has an area of 20000 square metres (2 hectares) or greater.	Development codes: <ul style="list-style-type: none"> • Reconfiguring a lot code • Development works code
<ul style="list-style-type: none"> • Township zone 	Code assessment	Development codes:

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If it does not create any number of additional lots.	<ul style="list-style-type: none"> Reconfiguring a lot code Development works code
	<p>Code assessment</p> <p>If:</p> <p>(a) it creates any number of additional lots; and</p> <p>(b) each proposed lot has an area of 4000 square metres or greater.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
<ul style="list-style-type: none"> Rural zone 	<p>Code assessment</p> <p>If it does not create any number of additional lots.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
	<p>Code assessment</p> <p>If:</p> <p>(a) it creates any number of additional lots; and</p> <p>(b) it is located within the Capricorn Coast Rural Precinct; and</p> <p>(c) each proposed lot has an area of 100000 square metres (10 hectares) or greater.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
	<p>Code assessment</p> <p>If:</p> <p>(a) it creates any number of additional lots; and</p> <p>(b) it is located outside the Capricorn Coast Rural Precinct; and</p> <p>(c) it is located entirely within Class A and B Agricultural Land; and</p> <p>(d) each proposed lot has an area of 600000 square metres (60 hectares) or greater.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
	<p>Code assessment</p> <p>If:</p> <p>(a) it creates any number of additional lots; and</p> <p>(b) it is located outside the Capricorn Coast Rural Precinct; and</p> <p>(c) it is not located entirely within Class A and B Agricultural Land; and</p> <p>(d) each proposed lot has an area of 1500000 square metres (150 hectares) or greater.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
Recreation category zones		

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Open space zone Sport and recreation zone 	<p>Code assessment In all circumstances.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
Residential category zones		
<ul style="list-style-type: none"> Low density residential zone 	<p>Code assessment If it does not create any number of additional lots.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) it creates any number of additional lots; and (b) each proposed lot has an area of 600 square metres or greater. 	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
<ul style="list-style-type: none"> Low-medium density residential zone 	<p>Code assessment If it does not create any number of additional lots.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) it creates any number of additional lots; and (b) each proposed lot has an area of 300 square metres or greater. 	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
<ul style="list-style-type: none"> Medium density residential zone 	<p>Code assessment If it does not create any number of additional lots.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) it creates any number of additional lots; and (b) each proposed lot has an area of 1000 square metres or greater. 	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
Tourism category zones		
<ul style="list-style-type: none"> Major tourism zone 	<p>Code assessment If it does not create any number of additional lots.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) it creates any number of additional lots; and (b) each proposed lot has an area of 100000 square metres (10 	<p>Development codes:</p> <ul style="list-style-type: none"> Reconfiguring a lot code Development works code

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	hectares) or greater.	
Impact assessment		
<ul style="list-style-type: none"> Any reconfiguration of a lot (other than if prescribed) listed in this table and not complying with the circumstance described in the categories of development and assessment column 	Impact assessment	The planning scheme, to the extent relevant.

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note — The planning scheme also regulates reconfiguring a lot associated with an overlay through the tables of assessment under section 5.9.

5.6. Categories of development and assessment — Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Editor's note: For additional information about building work regulated under the planning scheme, refer to Section 1.6 contained in Part 1 of the planning scheme.

Editor's note: The categories of development and assessment for building work in Table 5.6.1 do not apply to development approved and undertaken in compliance with a related Development Permit for Material Change Use.

Table 5.6.1 — Building work

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Accepted subject to requirements and code assessment		
Centre category zones		
<ul style="list-style-type: none"> Neighbourhood centre zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the neighbourhood centre zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Neighbourhood centre zone code acceptable outcomes: AO2.1, AO2.2, AO3.2, AO3.3, and AO3.4
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or</p> <p>(b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> Local centre zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the local centre zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Local centre zone code acceptable outcomes: AO1.1, AO1.2, AO2.2, AO2.4, AO2.5, and AO3.1

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>Accepted subject to requirements If the building work involves:</p> <p>(a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> District centre zone 	<p>Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the district centre zone and it involves:</p> <p>(a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> District centre zone code acceptable outcomes: AO1.1, AO1.2, AO2.2, AO2.3, and AO2.4
	<p>Accepted subject to requirements If the building work involves:</p> <p>(a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> Major centre zone 	<p>Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the major centre zone and it involves:</p> <p>(a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Major centre zone code acceptable outcomes: AO11.1, AO11.2, AO13.2, and AO13.3
	<p>Accepted subject to requirements If the building work involves:</p> <p>(a) a retaining wall; or (b) excavating or filling in</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	accordance with the definition of Building Work in the Act.	
Environmental category zones		
<ul style="list-style-type: none"> Environmental management and conservation zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the environmental management and conservation zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Environmental management and conservation zone code acceptable outcomes: AO4.1
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or</p> <p>(b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
Industry category zones		
<ul style="list-style-type: none"> Low impact industry zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the low impact industry zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low impact industry zone code acceptable outcomes: AO3.1, AO3.2, AO4.2, AO4.3, and AO4.4
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or</p> <p>(b) excavating or filling in accordance with the definition</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Medium impact industry zone 	<p style="text-align: center;">of Building Work in the Act.</p> <p>Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the medium impact industry zone and it involves:</p> <p>(a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Medium impact industry zone code acceptable outcomes: AO3.1, AO3.2, AO4.2, AO4.3, and AO4.4
	<p>Accepted subject to requirements If the building work involves:</p> <p>(a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
Other category zones		
<ul style="list-style-type: none"> Community facilities zone 	<p>Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the community facilities zone and it involves:</p> <p>(a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Community facilities zone code acceptable outcomes: AO1.1, AO1.2, AO2.3, AO2.4, and AO2.5
	<p>Accepted subject to requirements If the building work involves:</p> <p>(a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Emerging community zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the emerging community zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Emerging community zone code acceptable outcomes: AO1.1, AO1.2, AO2.1, AO4.1, AO4.2, AO4.3, AO4.4 and AO5.1
	<p>Accepted subject to requirements</p> <p>If the building work is for any dwelling house and it results in:</p> <p>(a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or</p> <p>(b) an alteration, addition or extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Emerging community zone code acceptable outcomes: AO1.1, AO1.2, AO4.1, AO4.2, AO4.3, AO4.4 and AO5.1 <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code [outcomes applicable for a dwelling house (secondary dwelling)] General development code Development works code
	<p>Accepted subject to requirements</p> <p>If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Emerging community zone code acceptable outcomes: AO1.1, AO1.2, AO4.2, AO4.3, AO4.4 and AO5.1
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or</p> <p>(b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> Limited development zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the limited development</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Limited development zone code acceptable outcomes: AO5.1, AO5.2, and AO6.1

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or</p> <p>(b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> Rural zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the rural zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <p>If located in all areas of the zone (excluding the Yaamba Historic Township Precinct)</p> <ul style="list-style-type: none"> Rural zone code acceptable outcomes: AO1.1, AO1.2, AO2.1, AO4.1, AO4.2 and AO5.1 <p>If located in the Yaamba Historic Township Precinct</p> <ul style="list-style-type: none"> Rural zone code acceptable outcomes: AO6.1, AO8.1, AO9.1, AO9.2, and AO10.1
	<p>Accepted subject to requirements</p> <p>If the building work is for any dwelling house and it results in:</p> <p>(a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or</p> <p>(b) an alteration, addition or extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.</p>	<p>Zone code:</p> <p>If located in all areas of the zone (excluding the Yaamba Historic Township Precinct)</p> <ul style="list-style-type: none"> Rural zone code acceptable outcomes: AO1.1, AO1.2, AO4.1, AO4.2 and AO5.1 <p>If located in the Yaamba Historic Township Precinct</p> <ul style="list-style-type: none"> Rural zone code acceptable outcomes: AO8.1, AO9.1, AO9.2, and AO10.1 <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code [outcomes applicable]

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		for a dwelling house (secondary dwelling)] <ul style="list-style-type: none"> • General development code • Development works code
	Accepted subject to requirements If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.	Zone code: If located in all areas of the zone (excluding the Yaamba Historic Township Precinct) <ul style="list-style-type: none"> • Rural zone code acceptable outcomes: AO2.1, AO4.1, AO4.2 and AO5.1 If located in the Yaamba Historic Township Precinct <ul style="list-style-type: none"> • Rural zone code acceptable outcomes: AO6.1, AO8.1, AO9.1, AO9.2, and AO10.1
	Accepted subject to requirements If the building work involves: <ul style="list-style-type: none"> (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act. 	Development codes: <ul style="list-style-type: none"> • Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> • Rural residential zone 	Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the rural residential zone and it involves: <ul style="list-style-type: none"> (a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure. 	Zone code: <ul style="list-style-type: none"> • Rural residential zone code acceptable outcomes: AO2.1, AO2.2, AO3.1, and AO3.2
	Accepted subject to requirements If the building work is for any dwelling house and it results in: <ul style="list-style-type: none"> (a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or (b) an alteration, addition or 	Zone code: <ul style="list-style-type: none"> • Rural residential zone code acceptable outcomes: AO2.1, AO2.2, AO3.1, and AO3.2 Development codes: <ul style="list-style-type: none"> • Accommodation activities

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.</p>	<p>code [outcomes applicable for a dwelling house (secondary dwelling)]</p> <ul style="list-style-type: none"> • General development code • Development works code
	<p>Accepted subject to requirements If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> • Rural residential zone code acceptable outcomes: AO2.1, AO2.2, and AO3.1
	<p>Accepted subject to requirements If the building work involves: (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> • Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> • Special purpose zone 	<p>Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the special purpose zone and it involves: (a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> ▪ Special purpose zone code acceptable outcomes: AO1.1, AO1.2, AO1.3, AO2.2, AO2.3, AO2.4, and AO2.5
	<p>Accepted subject to requirements If the building work involves: (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> ▪ Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> • Specialised centre zone 	<p>Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the specialised centre zone and it involves:</p>	<p>Zone code:</p> <ul style="list-style-type: none"> ▪ Specialised centre zone code acceptable outcomes: AO1.1, AO1.2, AO2.2, AO2.3, and AO2.4

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>(a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	
	<p>Accepted subject to requirements If the building work involves: (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> Township zone 	<p>Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the township zone and it involves: (a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Township zone code acceptable outcomes: AO1.1, AO1.2, AO1.3, AO2.2, AO2.4
	<p>Accepted subject to requirements If the building work is for any dwelling house and it results in: (a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or (b) an alteration, addition or extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Township zone code acceptable outcomes: AO1.1, AO1.3, AO2.2, and AO2.4 <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code [outcomes applicable for a dwelling house (secondary dwelling)] General development code Development works code
	<p>Accepted subject to requirements If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Township zone code acceptable outcomes: AO1.2, AO1.3, AO2.2

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Australia. Accepted subject to requirements If the building work involves: (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.	Development codes: <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
Recreation category zones		
<ul style="list-style-type: none"> Open space zone 	Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the open space zone and it involves: (a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structures which results in an increase in site cover or an increase in the height of the building or structure.	Zone code: <ul style="list-style-type: none"> Open space zone code acceptable outcomes: AO1.1, AO1.2, AO1.3, AO2.1, AO2.2, AO2.3, and AO2.4
	Accepted subject to requirements If the building work involves: (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.	Development codes: <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> Sport and recreation zone 	Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table for the sport and recreation zone and it involves: (a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structures which results in an increase in site cover or an increase in the height of the building or structure.	Zone code: <ul style="list-style-type: none"> Sport and recreation zone code acceptable outcomes: AO1.1, AO1.2, AO1.3, AO2.1, AO2.2, AO2.3, and AO2.4
	Accepted subject to requirements If the building work involves:	Development codes: <ul style="list-style-type: none"> Development works code (all acceptable outcomes)

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.	applicable for earthwork and retaining walls)
Residential category zones		
<ul style="list-style-type: none"> Low density residential zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the low density residential zone and it involves:</p> <p>(a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low density residential zone code acceptable outcomes: AO2.1, AO2.2, AO2.3, AO2.4, AO2.5, AO3.2, and AO3.4
	<p>Accepted subject to requirements</p> <p>If the building work is for any dwelling house and it results in:</p> <p>(a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or (b) an alteration, addition or extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low density residential zone code acceptable outcomes: AO2.1, AO2.5, AO3.2, and AO3.4 <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code [outcomes applicable for a dwelling house (secondary dwelling)] General development code Development works code
	<p>Accepted subject to requirements</p> <p>If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low density residential zone code acceptable outcomes: AO2.2, AO2.3, AO2.4, AO2.5, and AO3.2
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Low-medium density residential zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the low-medium density residential zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low-medium density residential zone code acceptable outcomes: AO1.1, AO1.2, AO1.3, AO1.4, AO1.5, AO2.2, and AO2.4
	<p>Accepted subject to requirements</p> <p>If the building work is for any dwelling house and it results in:</p> <p>(a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or</p> <p>(b) an alteration, addition or extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low-medium density residential zone code acceptable outcomes: AO1.1, AO1.5, AO2.2, and AO2.4 <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code [outcomes applicable for a dwelling house (secondary dwelling)] General development code Development works code
	<p>Accepted subject to requirements</p> <p>If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Low-medium density residential zone code acceptable outcomes: AO1.2, AO1.3, AO1.4, AO1.5, and AO2.2
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or</p> <p>(b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<ul style="list-style-type: none"> Medium density residential zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the medium density</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Medium density residential zone code acceptable outcomes: AO1.1, AO1.2, AO1.3, AO1.4, AO1.5,

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>residential zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.</p>	AO2.2, and AO2.4
	<p>Accepted subject to requirements</p> <p>If the building work is for any dwelling house and it results in:</p> <p>(a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or</p> <p>(b) an alteration, addition or extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in building height.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Medium density residential zone code acceptable outcomes: AO1.1, AO1.4, AO2.2, and AO2.4 <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code [outcomes applicable for a dwelling house (secondary dwelling)] General development code Development works code
	<p>Accepted subject to requirements</p> <p>If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.</p>	<p>Zone code:</p> <ul style="list-style-type: none"> Medium density residential zone code acceptable outcomes: AO1.2, AO1.3, AO1.4, AO1.5, and AO2.2
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or</p> <p>(b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
Tourism category zones		
<ul style="list-style-type: none"> Major tourism zone 	<p>Accepted subject to requirements</p> <p>If the building work does not satisfy an alternative category of development description in this table for the major tourism zone and it involves:</p> <p>(a) a new building or structure; or</p> <p>(b) an alteration, addition or extension to an existing building or structure which</p>	<p>Zone code:</p> <p>Where located in the Capricorn International Resort Precinct</p> <ul style="list-style-type: none"> Major tourism zone code acceptable outcomes: AO1.1, AO1.2, AO1.3, AO2.1, and AO2.3 <p>Where located in the Great Keppel Island Precinct</p>

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	results in an increase in site cover or an increase in the height of the building or structure.	<ul style="list-style-type: none"> Major tourism zone code acceptable outcomes: AO3.1, AO3.2, AO3.3, AO4.1, AO4.2, and AO4.4
	<p>Accepted subject to requirements</p> <p>If the building work involves:</p> <p>(a) a retaining wall; or</p> <p>(b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Development codes:</p> <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
<p>Accepted development</p>		
<p>Any other building work not listed in this table.</p>		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note — The planning scheme also regulates building work associated with an overlay through the tables of assessment under section 5.9.

5.7. Categories of development and assessment — Operational work

The following table identifies the categories of development and assessment for operational work regulated by the planning scheme.

Table 5.7.1 — Operational work

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Accepted subject to requirements and code assessment		
Operational work associated with reconfiguring a lot		
<ul style="list-style-type: none"> In all zones 	Code assessment In all circumstances	Development codes: Development works code
Operational work that is not associated with reconfiguring a lot		
<ul style="list-style-type: none"> In all zones 	Accepted If the operational work is for the purpose of clearing native vegetation that is 'exempt clearing work' defined under the Planning Regulation 2017 except for clearing vegetation that is 'residential clearing' or clearing vegetation that is 'for urban purposes in an urban area'.	Not applicable
	Accepted subject to requirements If the operational work is for the purpose of clearing native vegetation and it does not comply with the circumstances for being categorised as 'accepted'.	Development codes: Development works code (outcomes applicable for clearing native vegetation)
	Accepted subject to requirements If the operational work is for the purpose of providing access and parking.	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for access and parking)
	Accepted subject to requirements If the operational work is for the purpose of providing an advertising device.	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for advertising devices)
	Accepted subject to requirements If the operational work is for the purpose of roof and allotment drainage.	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for roof and allotment drainage)
	Accepted subject to requirements If the operational work is for the	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	purpose of providing telecommunications.	telecommunications)
	Accepted subject to requirements If the operational work is for the purpose of providing energy supply.	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for energy supply)
	Accepted subject to requirements If the operational work is for the purpose of undertaking earthwork (excavation or filling that materially affects premises or their use).	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for earthwork and retaining walls)
	Code assessment If the operational work is for the purpose of stormwater management.	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for stormwater management)
	Code assessment If the operational work is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network.	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for water supply)
	Code assessment If the operational work is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network.	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for sewage and waste water treatment and disposal)
	Code assessment If the operational work is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).	Development codes: <ul style="list-style-type: none"> Development works code (outcomes applicable for roadwork)
Accepted development		
Any other operational work not listed in this table.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.8. Categories of development and assessment — Local plans

The following tables identify the categories of development and assessment for development in areas affected by a local plan.

5.8.1. Seaspray Local Plan

- (1) The following tables identify the categories of development and assessment for material change of use, reconfiguration of a lot and building work in areas affected by the Seaspray local plan.
- (2) The categories of development and assessment for operational works for areas affected by the Seaspray local plan remain the same as for zones and they are contained in table 5.7.1.

Editor's note: When determining the hierarchy of assessment benchmarks, reference should be made to Section 1.5 located in Part 5 of the Planning Scheme.

Table 5.8.1.1 – Seaspray Residential Low Density Precinct: material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> • Dual occupancy • Dwelling house 	Accepted subject to requirements	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • Accommodation activities code • General development code • Development works code
Business activities		
<ul style="list-style-type: none"> • Sales office 	Code assessment	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Rural activities		
<ul style="list-style-type: none"> • Wholesale nursery 	Code assessment	Local plan code:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If a temporary plant nursery limited to landscape stock propagation for use during construction.	<ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds 8.5 metres 	Impact assessment	The planning scheme, to the extent relevant.

Table 5.8.1.2 – Seaspray Residential Medium Density Precinct: material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy Dwelling house 	Accepted subject to requirements	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
<ul style="list-style-type: none"> Multiple dwelling Rooming accommodation Short-term accommodation 	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Code assessment	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Rural activities		
<ul style="list-style-type: none"> • Wholesale nursery 	Accepted subject to requirements If a temporary plant nursery limited to landscape stock propagation for use during construction.	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Special activities		
<ul style="list-style-type: none"> • Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> • Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> • Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> • Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> • Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Impact assessment		
<ul style="list-style-type: none"> • Any other use or undefined use not listed in this table • Any use listed in the table and not complying with the circumstance described in the 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
categories of development and assessment column <ul style="list-style-type: none"> Any use involving a new building or structure which has a height which exceeds 8.5 metres 		

Table 5.8.1.3 – Seaspray Community and Recreation Precinct: material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements If it is within an existing building.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements If: <ol style="list-style-type: none"> it is within an existing building; and it is not exceeding 100 square metres Gross Floor Area; and it does not involve a drive-through facility. 	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If: <ol style="list-style-type: none"> it is within an existing building; 	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
	and (b) it exceeds 100 square metres Gross Floor Area; and (c) it does not involve a drive-through facility.	Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Centre activities		
<ul style="list-style-type: none"> • Food and drink outlet • Health care services • Office • Shop 	Accepted subject to requirements If: (a) it is within an existing building; and (b) it is not exceeding 100 square metres Gross Floor Area; and (c) it does not involve a drive-through facility.	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
	Code assessment If: (a) it is within an existing building; and (b) it exceeds 100 square metres Gross Floor Area; and (c) it does not involve a drive-through facility.	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Community activities		
<ul style="list-style-type: none"> • Club • Community care centre • Community use • Place of worship 	Accepted subject to requirements If: (a) it is within an existing building; and (b) it is not exceeding 100 square metres Gross Floor Area.	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
	Code assessment If: (a) it is within an existing building; and (b) it exceeds 100 square metres Gross Floor Area.	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
<ul style="list-style-type: none"> • Child care centre 	Code assessment If it is within an existing building.	Local plan code: <ul style="list-style-type: none"> • Seaspray local plan code Development codes: <ul style="list-style-type: none"> • General development code • Development works code
Entertainment activities		

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
<ul style="list-style-type: none"> Function facility 	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) it is within an existing building; and</p> <p>(b) it is not exceeding 100 square metres Gross Floor Area.</p>	<p>Local plan code:</p> <ul style="list-style-type: none"> Seaspray local plan code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
	<p>Code assessment</p> <p>If:</p> <p>(a) it is within an existing building; and</p> <p>(b) it exceeds 100 square metres Gross Floor Area.</p>	<p>Local plan code:</p> <ul style="list-style-type: none"> Seaspray local plan code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation 	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) it is within an existing building; and</p> <p>(b) it is only for a gymnasium or fitness studio.</p>	<p>Local plan code:</p> <ul style="list-style-type: none"> Seaspray local plan code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
	<p>Code assessment</p> <p>If:</p> <p>(a) it is not within an existing building; and</p> <p>(b) it is only for a gymnasium or fitness studio.</p>	<p>Local plan code:</p> <ul style="list-style-type: none"> Seaspray local plan code <p>Development codes:</p> <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Outdoor sport and recreation 	Code assessment	<p>Local plan code:</p> <ul style="list-style-type: none"> Seaspray local plan code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Rural activities		
<ul style="list-style-type: none"> Wholesale nursery 	<p>Accepted subject to requirements</p> <p>If a temporary plant nursery limited to landscape stock propagation for use during construction of the estate.</p>	<p>Local plan code:</p> <ul style="list-style-type: none"> Seaspray local plan code <p>Development codes:</p> <ul style="list-style-type: none"> General development code

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
		<ul style="list-style-type: none"> Development works code
Special activities		
<ul style="list-style-type: none"> Landing 	<p>Accepted</p>	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	<p>Accepted</p> <p>If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.</p>	Not applicable
<ul style="list-style-type: none"> Substation 	<p>Accepted</p> <p>If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.</p>	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	<p>Accepted</p> <p>If it is aerial cabling for broadband purposes.</p>	Not applicable
<ul style="list-style-type: none"> Utility installation 	<p>Accepted subject to requirements</p> <p>If it is not one of the following:</p> <p>(a) a mail depot; or</p> <p>(b) a water supply treatment plant; or</p> <p>(c) a sewage treatment plant; or</p> <p>(d) a waste transfer station; or</p> <p>(e) a waste landfill.</p>	<p>Local plan code:</p> <ul style="list-style-type: none"> Seaspray local plan code <p>Development codes:</p> <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds twelve (12) metres 	<p>Impact assessment</p>	<p>The planning scheme, to the extent relevant.</p>

Table 5.8.1.4 – All local plan precincts: reconfiguring a lot

Precinct column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Code assessment		
Residential category precincts		
<ul style="list-style-type: none"> LPP-01 – Seaspray Residential Low Density Precinct LPP-02 – Seaspray Residential Medium Density Precinct 	Code assessment In all circumstances	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
Community and recreation category precincts		
<ul style="list-style-type: none"> LPP-03 – Seaspray Community and Recreation Precinct 	Code assessment In all circumstances	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Reconfiguring a lot code Development works code

Table 5.8.1.5 – All local plan precincts: building work

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Accepted subject to requirements and code assessment		
All precincts		
<ul style="list-style-type: none"> All building work 	Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table and it involves: (a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in the gross floor area of the building or an increase in the height of the building or structure.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code acceptable outcomes AO3.1(a), AO3.1(b), AO3.2, AO4.1, AO4.4, AO5.1, AO5.2, AO7.1, AO7.2, AO7.3, and AO7.4
	Accepted subject to requirements If the building work is for any dwelling house and it results in: (a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or (b) an alteration, addition or	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code acceptable outcomes AO3.1(a), AO3.1(b), AO3.2, AO4.1, AO4.4, AO5.1, AO5.2, AO7.1, AO7.2, AO7.3, and AO7.4 Development codes:

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.</p>	<ul style="list-style-type: none"> ▪ Accommodation activities code [outcomes applicable for a dwelling house (secondary dwelling)] ▪ General development code ▪ Development works code
	<p>Accepted subject to requirements If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.</p>	<p>Local plan code:</p> <ul style="list-style-type: none"> • Seaspray local plan code acceptable outcomes AO3.1(a), AO3.1(b), AO3.2, AO4.2, AO4.3, AO4.4, AO5.1, AO5.2, AO7.1, AO7.2, AO7.3, AO7.4, and AO8.3
	<p>Accepted subject to requirements If the building work involves: (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.</p>	<p>Local plan code:</p> <ul style="list-style-type: none"> • Seaspray local plan code acceptable outcomes AO3.2(a), AO5.1, AO5.2, AO6.1, AO9.1, and AO9.2 <p>Development codes:</p> <ul style="list-style-type: none"> • Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
Accepted development		
Any other building work not listed in this table.		

5.9. Categories of development and assessment — Overlays

The following tables identify where an overlay changes the categories of development and assessment from that stated in categories of development and assessment for a zone or a local plan.

Table 5.9.1 Acid sulphate soils overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located below the twenty (20) metres Australian Height Datum contour level		
Material change of use, reconfiguring a lot, operational work or building work		
Development for the following: <ul style="list-style-type: none"> • Material change of use; or • Reconfiguring a lot; or • Operational work; or • Building work. 	Code assessment If located on identified known or potential acid sulphate soils and the following is involved: <ul style="list-style-type: none"> (a) excavation of 100 cubic metres or more of soil or sediment; or (b) filling of land below 5 metres AHD and there is to be 500 cubic metres of fill material at an average depth of 0.5 metres or more. 	Acid sulfate soils overlay code
	Code assessment If located at or below 5 metres AHD and the following is involved: <ul style="list-style-type: none"> (a) excavation of 100 cubic metres or more of soil or sediment; or (b) filling of land below 5 metres AHD and there is to be 500 cubic metres of fill material at an average depth of 0.5 metres or more. 	Acid sulfate soils overlay code
	Code assessment If located below 20 metres AHD and excavating 100 cubic metres or more of soil or sediment below 5 metres AHD.	Acid sulfate soils overlay code

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.2 Airport environs overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within the Australian Noise Exposure Forecast contour overlay		
Material change of use		
Material change of use for the following: <ul style="list-style-type: none"> • all uses within the accommodation activities group • all uses within the centre activities group • all uses within the community activities group • all uses within the entertainment activities group 	Code assessment	Airport environs overlay code
Reconfiguring a lot		
Reconfiguring a lot	Code assessment	Airport environs overlay code
If located within the obstacle limitation surface overlay		
Material change of use or building work		
Development for the following: <ul style="list-style-type: none"> • Material change of use • Building work 	Code assessment If involving a permanent or temporary building, structure or equipment (such as antennae, satellite dishes, cranes and other equipment) which enters into operational airspace above a height identified on the operational airspace obstacle limitation surface contours shown on an overlay.	Airport environs overlay code
	Code assessment If involving the emission of a gaseous plume with a velocity exceeding 4.3 metres per second which enters into operational airspace above a height identified on the operational airspace obstacle limitation surface contours shown on an overlay.	Airport environs overlay code
	Code assessment If involving the emission of airborne particulates such as steam, dust, smoke, ash and other airborne particles which enter into operational airspace above a height identified on the operational airspace obstacle limitation surface	Airport environs overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	contours shown on an overlay. Code assessment If involving transient intrusions (such as parachuting, hot air ballooning and hang-gliding) by aviation activities into operational airspace above a height identified on the operational airspace obstacle limitation surface contours shown on an overlay map.	Airport environs overlay code
If located between the Rockhampton Airport runways and the distance to runways overlays		
Material change of use, building work or operational work		
Development for the following: <ul style="list-style-type: none"> • Material change of use • Building work • Operational work 	Code assessment If: <ul style="list-style-type: none"> (a) located within thirteen (13) kilometres of Rockhampton airport runway; and (b) the development is a material change of use for a use other than a use from within the accommodation activities group and it involves the following: <ul style="list-style-type: none"> (i) concentrated on-site, disposal of food, organic material or other putrescible waste; or (ii) transfer of food, organic material or other putrescible waste; or (iii) composting of food, organic material or other putrescible waste. 	Airport environs overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) located within eight (8) kilometres of Rockhampton airport runway; and (b) the development is a material change of use for a use other than a use from within the accommodation activities group and it involves the following: <ul style="list-style-type: none"> (i) fruit farming; or (ii) turf farming; or (iii) food processing/packaging plant; or (iv) fish processing/packaging plant; or (v) unenclosed aquaculture; 	Airport environs overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	or (vi) a piggery; or (vii) a dairy farm; or (viii) conservation estate; or (ix) construction of wetlands; or (x) showgrounds; or (xi) landfill.	
	Code assessment If located within six (6) kilometres of Rockhampton airport and the development involves the following: (a) straight parallel lines of lighting more than 500 metres long; or (b) flare plumes; or (c) buildings and structures with reflective surfaces; or (d) upward shining lights; or (e) flashing lights; or (f) laser lights; or (g) sodium lights.	Airport environs overlay code
Reconfiguring a lot		
Reconfiguring a lot	Code assessment If located within six (6) kilometres of Rockhampton airport and the development involves the following: (a) straight parallel lines of lighting more than 500 metres long; or (b) upward shining lights; or (c) flashing lights; or (d) laser lights; or (e) sodium lights.	Airport environs overlay code

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.3 Biodiversity overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within one or more biodiversity overlays		
Material change of use		
Dwelling house	<p>Code assessment</p> <p>If:</p> <p>(a) located within one or more of the following biodiversity overlays:</p> <ul style="list-style-type: none"> (i) MSES – declared fish habitat; (ii) MSES – high ecological significance wetlands; (iii) MSES – high ecological value waters (wetland); (iv) MSES – marine park; (v) MSES – protected area; (vi) MLES – wetlands. 	Biodiversity overlay code
	<p>Code assessment</p> <p>If:</p> <p>(a) located within one or more of the following biodiversity overlays:</p> <ul style="list-style-type: none"> (i) MSES – regulated vegetation; (ii) MSES – wildlife habitat; (iii) MLES – habitat and vegetation; and <p>(b) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).</p>	Biodiversity overlay code
	<p>Code assessment</p> <p>If:</p> <p>(a) located within:</p> <ul style="list-style-type: none"> (i) ten (10) metres of the top of the bank of a waterway classified as stream order one or stream order two; or (ii) twenty-five (25) metres of the top of the bank of a waterway classified as stream order three or stream order four; or (iii) fifty (50) metres of the top 	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	of the bank of a waterway classified as stream order five or higher order.	
All material change of use other than a dwelling house	<p>Code assessment If:</p> <p>(a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located within one or more of the following biodiversity overlays:</p> <p>(i) MSES – declared fish habitat;</p> <p>(ii) MSES – high ecological significance wetlands;</p> <p>(iii) MSES – high ecological value waters (wetland);</p> <p>(iv) MSES – marine park;</p> <p>(v) MSES – protected area;</p> <p>(vi) MLES – wetlands.</p>	Biodiversity overlay code
	<p>Code assessment If:</p> <p>(a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located within one or more of the following biodiversity overlays:</p> <p>(i) MSES – regulated vegetation;</p>	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> (ii) MSES – wildlife habitat; (iii) MLES – habitat and vegetation; and (c) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan). 	
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment – Local Plans; and (b) located within: <ul style="list-style-type: none"> (i) ten (10) metres of the top of the bank of a waterway classified as stream order one or stream order two; or (ii) twenty-five (25) metres of the top of the bank of a waterway classified as stream order three or stream order four; or (iii) fifty (50) metres of the top of the bank of a waterway classified as stream order five or higher order. 	Biodiversity overlay code
Reconfiguring a lot		
Reconfiguring a lot	<p>Code assessment</p> <p>If located within one or more of the following biodiversity overlays:</p> <ul style="list-style-type: none"> (a) MSES – declared fish habitat; or (b) MSES – high ecological significance wetlands; or (c) MSES – high ecological value waters (wetland); or (d) MSES – marine park; or 	Biodiversity areas overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(e) MSES – protected area; or (f) MSES – regulated vegetation; or (g) MSES – wildlife habitat; or (h) MLES – habitat and vegetation; or (i) MLES – wetlands.	
	Code assessment If the site contains a waterway.	Biodiversity areas overlay code
Building work		
Building work	Code assessment If: (a) the building work is not associated with a material change of use; and (b) the building work is: (i) for the construction of a dwelling house (for the purpose of a secondary dwelling); or (ii) for the purpose of constructing a standalone Class 10a building under the Building Code of Australia; and (c) located within one or more of the following biodiversity overlays: (i) MSES – declared fish habitat; or (ii) MSES – high ecological significance wetlands; or (iii) MSES – high ecological value waters (wetland); or (iv) MSES – marine park; or (v) MSES – protected area; or (vi) MLES – wetlands.	Biodiversity areas overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) the building work is: <ul style="list-style-type: none"> (i) for the construction of a dwelling house (for the purpose of a secondary dwelling); or (ii) for the purpose of constructing a standalone Class 10a building under the Building Code of Australia; and (c) located within one or more of the following biodiversity overlays: <ul style="list-style-type: none"> (i) MSES – regulated vegetation; or (ii) MSES – wildlife habitat; or (iii) MLES – habitat and vegetation; and (d) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan). 	Biodiversity areas overlay code
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) the building work is: <ul style="list-style-type: none"> (i) for the construction of a dwelling house (for the purpose of a secondary dwelling); or (ii) for the purpose of constructing a standalone Class 10a building under the Building Code of Australia; and (c) located within: <ul style="list-style-type: none"> (i) ten (10) metres of the top of the bank of a waterway classified as stream order one or stream order two; or 	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> (ii) twenty-five (25) metres of the top of the bank of a waterway classified as stream order three or stream order four; or (iii) fifty (50) metres of the top of the bank of a waterway classified as stream order five or higher order. 	
Operational work		
Operational work	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: <ul style="list-style-type: none"> (i) involves clearing native vegetation other than for: <ul style="list-style-type: none"> (A) landscape gardening purposes; or (B) 'exempt clearing work' defined under the Planning Regulation 2017 except for clearing vegetation that is 'residential clearing' or clearing vegetation that is 'for urban purposes in an urban area'; or (ii) involves undertaking earthworks (excavation or filling that materially affects premises or their use); or (iii) is for the purpose of stormwater management; or (iv) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (v) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (vi) is for the purpose of constructing a road, 	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>pathway, bridge, or other structures within a road reserve (not including vehicle access crossovers); and</p> <p>(c) located within one or more of the following biodiversity overlays:</p> <ul style="list-style-type: none"> (i) MSES – declared fish habitat; (ii) MSES – high ecological significance wetlands; (iii) MSES – high ecological value waters (wetland); (iv) MSES – marine park; (v) MSES – protected area; (vi) MLES – wetlands. 	
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: <ul style="list-style-type: none"> (i) involves clearing native vegetation other than for: <ul style="list-style-type: none"> (A) landscape gardening purposes; or (B) 'exempt clearing work' defined under the Planning Regulation 2017 except for clearing vegetation that is 'residential clearing' or that is clearing vegetation 'for urban purposes in an urban area'; or (ii) involves undertaking earthworks (excavation or filling that materially affects premises or their use); or (iii) is for the purpose of stormwater management; or (iv) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (v) is for the purpose of 	<p>Biodiversity overlay code</p>

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or</p> <p>(vi) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers); and</p> <p>(c) located within one or more of the following biodiversity overlays:</p> <p>(i) MSES – regulated vegetation;</p> <p>(ii) MSES – wildlife habitat;</p> <p>(iii) MLES – habitat and vegetation; and</p> <p>(d) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).</p>	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note – Building location envelopes approved for development are shown on an approved plan forming part of a development permit for the site and Council may also include a property notation in its property records for relevant sites.

Table 5.9.4 Bushfire hazard overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within the potential impact buffer overlay, medium potential bushfire intensity overlay, high potential bushfire intensity overlay, or very high potential bushfire intensity overlay		
Material change of use		
Dwelling house Dwelling unit Dual occupancy Editor's note – The categories of assessment apply unless otherwise prescribed in the Act or the regulation. Reference should be made to Schedule 6, part 2, 2 of the Regulation for being accepted Class 1a buildings.	Code assessment If: (a) located in a residential category zone; and (b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued since 17 October in the year 2006.	Bushfire hazard overlay code
	Code assessment If: (a) located in a residential category zone; and (b) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued since 17 October in the year 2006; and (c) the lot is greater than 4000 square metres in area.	Bushfire hazard overlay code
	Code assessment If: (a) not located in a residential category zone; and (b) not located within a building location envelope (which has been identified by a bushfire management plan) approved for the use pursuant to a development permit issued under this planning scheme.	Bushfire hazard overlay code
All material change of use other than the following: (a) dwelling house; (b) dwelling unit; or (c) dual occupancy.	Code assessment If the use is made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: (a) Section 5.4 Categories of development and assessment — Material change of use; or (b) Section 5.8 Categories of development and assessment	Bushfire hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	— Local Plans.	
Reconfiguring a lot		
Reconfiguring a lot	Code assessment	Bushfire hazard overlay code
Building work		
Building work	Code assessment If: <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; (b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling); (c) located in a residential category zone; and (d) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued since 17 October in the year 2006. 	Bushfire hazard overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; (b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling); (c) located in a residential category zone; (d) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued since 17 October in the year 2006; and (e) the lot is greater than 4000 square metres in area. 	Bushfire hazard overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; (b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling); 	Bushfire hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(c) not located in a residential category zone; and (d) not located within a building location envelope that has been established by a bushfire management plan approved pursuant to a development permit issued under this planning scheme.	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note – Building location envelopes approved for development are shown on an approved plan forming part of a development permit for the site and Council may also include a property notation in its property records for relevant sites.



Table 5.9.5 Coastal hazard overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within the erosion prone area overlay		
Material change of use		
Dwelling house	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (b) located on a lot which shares a boundary with the coastline foreshore and there is no road or esplanade located between the lot and the coastline foreshore. 	Coastal hazard overlay code
All material change of use other than a dwelling house	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted subject to requirements or code assessment for the relevant zone (excluding if it is made accepted subject to requirements in the Rosslyn Bay Precinct) or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme. 	Coastal hazard overlay code
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Coastal hazard overlay code
Operational work		
Operational work	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a 	Coastal hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	lot; and (b) the operational work: <ul style="list-style-type: none"> (i) involves clearing native vegetation (other than for landscape gardening purposes); or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers). 	
If located within the storm tide hazard area overlay		
Material change of use		
Dwelling house	Code assessment If located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme.	Coastal hazard overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (b) the lot is not above the defined storm tide hazard level for the location. 	Coastal hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
All material change of use other than a dwelling house	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted subject to requirements or code assessment for the relevant zone (except if it is made accepted subject to requirements in the Rosslyn Bay Precinct) or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme. 	Coastal hazard overlay code
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted subject to requirements or code assessment for the relevant zone (except if it is made accepted subject to requirements in the Rosslyn Bay Precinct) or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (c) the lot is not above the defined storm tide hazard level for the location. 	Coastal hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Coastal hazard overlay code
Building work		
Building work	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) the building work involves any of the following:</p> <p>(i) a new building or structure; or</p> <p>(ii) an addition or extension to an existing building or structure; or</p> <p>(iii) a net increase in fill material on the premises;</p> <p>(iv) modification of the natural ground level; or</p> <p>(v) construction of a dwelling house (for the purpose of a secondary dwelling).</p>	<p>Coastal hazard overlay code</p> <ul style="list-style-type: none"> Acceptable outcomes AO1.1, AO2.1, AO3.1, AO4.1, AO5.1, and AO6.1
Operational work		
Operational work	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) the operational work is not associated with reconfiguring a lot; and</p> <p>(b) the operational work is for the purpose of undertaking earthwork.</p>	<p>Coastal hazard overlay code</p> <ul style="list-style-type: none"> Acceptable outcome AO4.1
	<p>Code assessment</p> <p>If:</p> <p>(a) the operational work is not associated with reconfiguring a lot; and</p> <p>(b) the operational work:</p> <p>(i) is for the purpose of stormwater management; or</p> <p>(ii) is for the purpose of providing reticulated water</p>	Coastal hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	supply requiring extension, alteration or augmentation of Council's water supply network; or (iii) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (iv) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.9.6 Extractive and mining resource area overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within the Key Resource Area: resource and processing area overlay, the Key Resource Area: separation area overlay, or the Key Resource Area: transport route overlay		
Material change of use		
Material change of use	Code assessment	Extractive resources overlay code
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Extractive resources overlay code
Building work		
Building work	Code assessment If: (a) the building work is not associated with a material change of use; and (b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling).	Extractive resources overlay code
Operational work		
Operational work	Code assessment If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of providing access (driveway crossover); or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other	Extractive resources overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	structures within a road reserve (not including vehicle access crossovers).	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.9.7 Flood hazard overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within the flood hazard overlay		
Material change of use		
Dwelling house	Code assessment If located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme.	Flood hazard overlay code
	Code assessment If: (a) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (b) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).	Flood hazard overlay code
All material change of use other than a dwelling house	Code assessment If: (a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme.	Flood hazard overlay code
	Code assessment If: (a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables	Flood hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (c) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).	
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Flood hazard overlay code
Building work		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<p>Building work</p>	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) the building work involves any of the following:</p> <p>(i) a new building or structure; or</p> <p>(ii) an addition or extension to an existing building or structure; or</p> <p>(iii) a net increase in fill material on the premises;</p> <p>(iv) modification of the natural ground level; or</p> <p>(v) construction of a dwelling house (for the purpose of a secondary dwelling).</p>	<p>Flood hazard overlay code</p> <ul style="list-style-type: none"> Acceptable outcomes AO1.1, AO1.2, AO2.1, AO3.1, AO4.1, AO5.1 and AO6.1

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Operational work		
Operational work	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) the operational work is not associated with reconfiguring a lot; and</p> <p>(b) the operational work is for the purpose of undertaking earthwork.</p>	<p>Flood hazard overlay code</p> <ul style="list-style-type: none"> Acceptable outcome AO4.1
	<p>Code assessment</p> <p>If:</p> <p>(a) the operational work is not associated with reconfiguring a lot; and</p> <p>(b) the operational work:</p> <p>(i) is for the purpose of providing access and parking; or</p> <p>(ii) is for the purpose of stormwater management; or</p> <p>(iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or</p> <p>(iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or</p> <p>(v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).</p>	<p>Flood hazard overlay code</p>

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.8 Heritage place overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Material change of use		
If located within the State heritage site - Bell Park, or located within the State heritage site potential assessment area		
Material change of use	Code assessment If located: <ul style="list-style-type: none"> (a) within the boundary of the Bell Park State heritage site; or (b) adjacent to and within ten (10) metres of the Bell Park State heritage site. 	Heritage place overlay code
If located within the State heritage site - Joskeleigh Cemetery, or located within the State heritage site potential assessment area		
Material change of use	Code assessment If: <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Joskeleigh Cemetery State heritage site; or (ii) adjacent to and within twenty (20) metres of the boundary of the Joskeleigh Cemetery State heritage site; and (c) involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features. 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>Code assessment</p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Joskeleigh Cemetery State heritage site; or</p> <p>(ii) adjacent to and within twenty (20) metres of the boundary of the Joskeleigh Cemetery State heritage site.</p>	Heritage place overlay code
If located within the State heritage site - Leeke Homestead, or located within the State heritage site potential assessment area		
<ul style="list-style-type: none"> • Environment facility • Park 	<p>Accepted subject to requirements</p> <p>If located:</p> <p>(a) within the boundary of the Leeke Homestead State Heritage site; or</p> <p>(b) adjacent to and within fifty (50) metres of the boundary of the Leeke Homestead State heritage site.</p>	Heritage place overlay code
<p>Material change of use for all uses other than the following:</p> <ul style="list-style-type: none"> • Environment facility • Park 	<p>Code assessment</p> <p>If located:</p> <p>(a) within the boundary of the Leeke Homestead State Heritage site; or</p> <p>(b) adjacent to and within fifty (50) metres of the boundary of the Leeke Homestead State heritage site.</p>	Heritage place overlay code
If located within the State heritage site - Old Byfield Road and Stone-pitched Crossing, or located within the State heritage site potential assessment area		
Material change of use	<p>Accepted subject to requirements</p> <p>If:</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located adjacent to and within twenty (20) metres of the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site.	
	Code assessment If located within the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site.	Heritage place overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located adjacent to and within twenty (20) metres of the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site. 	Heritage place overlay code
If located within the State heritage site - Raspberry Creek Homestead, or located within the State heritage site potential assessment area		
Material change of use	Accepted subject to requirements If: <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>located in:</p> <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and <p>(b) located:</p> <ul style="list-style-type: none"> (i) within the boundary of the Raspberry Creek Homestead State heritage site; or (ii) adjacent to and within twenty (20) metres of the boundary of the Raspberry Creek Homestead State heritage site. 	
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Raspberry Creek Homestead State heritage site; or (ii) adjacent to and within twenty (20) metres of the boundary of the Raspberry Creek Homestead State heritage site 	Heritage place overlay code
If located within the State heritage site - Saint Christopher's Chapel, or located within the State heritage site potential assessment area		
Material change of use	<p>Accepted subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>the tables of assessment located in:</p> <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and <p>(b) located:</p> <ul style="list-style-type: none"> (i) within the boundary of the Saint Christophers Chapel State heritage site; or (ii) adjacent to and within fifty (50) metres of the boundary of the Saint Christophers Chapel State heritage site. 	
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Saint Christophers Chapel State heritage site; or (ii) adjacent to and within fifty (50) metres of the boundary of the Saint Christophers Chapel State heritage site. 	Heritage place overlay code
If located within the State heritage site - Yeppoon State School (former) , or located within the State heritage site potential assessment area		
<ul style="list-style-type: none"> • Community use 	<p>Accepted subject to requirements</p> <p>If located within the boundary of the Yeppoon State School (former) State heritage site.</p>	Heritage place overlay code
Material change of use for all	Code assessment	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
uses other than the following: <ul style="list-style-type: none"> • Community use 	If located within the boundary of the Yeppoon State School (former) State heritage site.	
	Code assessment If: <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located adjacent to and within ten (10) metres of the Yeppoon State School (former) State heritage site. 	Heritage place overlay code
If located within the State heritage site - Yeppoon Station Building, or located within the State heritage site potential assessment area		
<ul style="list-style-type: none"> • Environment facility • Park 	Accepted subject to requirements If: <ul style="list-style-type: none"> (a) located within the boundary of the Yeppoon Station building State heritage site; or (b) located adjacent to and within twenty (20) metres of the boundary of the Yeppoon Station building State heritage site. 	Heritage place overlay code
Material change of use for all uses other than the following: <ul style="list-style-type: none"> • Environment facility • Park 	Code assessment If located within the boundary of Yeppoon Station building State heritage site.	Heritage place overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>development and assessment — Local Plans; and</p> <p>(b) located adjacent to and within twenty (20) metres of the boundary of the Yeppoon Station building State heritage site.</p>	
If located within the State heritage site - Yeppoon War Memorial, or located within the State heritage site potential assessment area		
Material change of use	<p>Code assessment</p> <p>If:</p> <p>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located adjacent to and within five (5) metres of the boundary of the Yeppoon War Memorial State heritage site; and</p> <p>(c) involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(i) a building; or</p> <p>(ii) a structure; or</p> <p>(iii) a monument; or</p> <p>(iv) a tree; or</p> <p>(v) other identified heritage features.</p>	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Yeppoon War Memorial State heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Yeppoon War Memorial State heritage site.	
If located within the local heritage site - Anzac Parade Hoop Pines, or located within the local heritage site potential assessment area		
Material change of use	Code assessment If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Anzac Parade Hoop Pines local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Anzac Parade Hoop Pines local heritage site; and (c) involving destruction or removal of a Hoop Pine tree.	Heritage place overlay code
	Code assessment If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Anzac Parade Hoop Pines local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Anzac Parade Hoop Pines local heritage site.	
If located within the local heritage site - Byriels Building 1948, or located within the local heritage site potential assessment area		
Material change of use	Code assessment If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Byriels Building 1948 local heritage site; and (c) involving alteration, removal or demolition of the building as seen from James Street.	Heritage place overlay code
	Code assessment If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) located: <ul style="list-style-type: none"> (i) within the boundary of the Byriels Building 1948 local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Byriels Building 1948 local heritage site 	
If located within the local heritage site - Camp Cobbera, or located within the local heritage site potential assessment area		
Material change of use	Code assessment If: <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Camp Cobbera local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of the Camp Cobbera local heritage site; and (c) involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features. 	Heritage place overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>the tables of assessment located in:</p> <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and <p>(b) located:</p> <ul style="list-style-type: none"> (i) within the boundary of the Camp Cobbera local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of the Camp Cobbera local heritage site. 	
If located within the local heritage site - Former Fire Brigade Building 1948, or located within the local heritage site potential assessment area		
Material change of use	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Former Fire Brigade Building 1948 local heritage site; and (c) involving alteration, removal or demolition of the building as seen from James Street. 	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Former Fire Brigade Building 1948 local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Former Fire Brigade Building 1948 local heritage site.	
If located within the local heritage site - Joskeleigh School, or located within the local heritage site potential assessment area		
Material change of use	Accepted subject to requirements If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Joskeleigh School local heritage site; or (ii) adjacent to and within twenty (20) metres of the boundary of the Joskeleigh School local heritage site.	Heritage place overlay code
	Code assessment If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Joskeleigh School local heritage site; or (ii) adjacent to and within twenty (20) metres of the boundary of the Joskeleigh School local heritage site.	
If located within the local heritage site - Mount Jim Crow, or located within the local heritage site potential assessment area		
Material change of use	Code assessment If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Mount Jim Crow local heritage site; or (ii) adjacent to and within fifty (50) metres of the boundary of the Mount Jim Crow local heritage site; and (c) involving clearing of native vegetation.	Heritage place overlay code
	Code assessment If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Mount Jim Crow local heritage site; or (ii) adjacent to and within fifty (50) metres of the boundary of the Mount Jim Crow local heritage site.	
If located within the local heritage site - Norfolk Pines, or located within the local heritage site potential assessment area		
Material change of use	Code assessment If: (a) located: (i) within the boundary of the Norfolk Pines local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of Norfolk Pines local heritage site; and (b) involving removal or destruction of the Norfolk Pine trees.	Heritage place overlay code
If located within the local heritage site - Normanby Street Fig Trees, or located within the local heritage site potential assessment area		
Material change of use	Code assessment If: (a) located: (i) within the boundary of the Normanby Street Fig Trees local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of Normanby Street Fig Trees local heritage site; and (b) involving removal or destruction of the Fig trees.	Heritage place overlay code
If located within the local heritage site - Normanby Street Hoop Pines, or located within the local heritage site potential assessment area		
Material change of use	Code assessment If: (a) located:	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> (i) within the boundary of the Normanby Street Hoop Pines local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of Normanby Street Hoop Pines local heritage site; and (c) involving removal or destruction of the Hoop Pine trees. 	
If located within the local heritage site - Post Office Building 1924, or located within the local heritage site potential assessment area		
Material change of use	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Post Office Building 1924 local heritage site; and (c) involving alteration, removal, or demolition of the building as seen from James Street or Mary Street. 	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Post Office Building 1924 local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Post Office Building 1924 local heritage site.	
If located within the local heritage site - Regent Theatre Building, or located within the local heritage site potential assessment area		
Material change of use	Code assessment If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Regent Theatre Building local heritage site; and (c) involving alteration, removal or demolition of the building as seen from James Street.	Heritage place overlay code
	Code assessment If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Regent Theatre Building local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Regent Theatre	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Building local heritage site.		
If located within the local heritage site - Ross Creek Sea Wall		
Material change of use	<p>Accepted subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Ross Creek Sea Wall local heritage site. 	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Ross Creek Sea Wall local heritage site. 	Heritage place overlay code
If located within the local heritage site - Ross Family Grave, or located within the local heritage site potential assessment area		
Material change of use	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Ross Family Grave local heritage site; or</p> <p>(ii) adjacent to and within five (5) metres of the boundary of the Ross Family Grave local heritage site; and</p> <p>(c) involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(i) a building; or</p> <p>(ii) a structure; or</p> <p>(iii) a monument; or</p> <p>(iv) a tree; or</p> <p>(v) other identified heritage features.</p>	
	<p>Code assessment</p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Ross Family Grave local heritage site; or</p> <p>(ii) adjacent to and within five (5) metres of the boundary of the Ross Family Grave local heritage site.</p>	Heritage place overlay code
<p>If located within the local heritage site - South Sea Islander Grave Sites, or located within the local heritage site potential assessment area</p>		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Material change of use	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the South Sea Islander Grave Sites local heritage site; or</p> <p>(ii) adjacent to and within ten (10) metres of the boundary of the South Sea Islander Graves Site local heritage site; and</p> <p>(c) not involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(i) a building; or</p> <p>(ii) a structure; or</p> <p>(iii) a monument; or</p> <p>(iv) a tree; or</p> <p>(v) other identified heritage features.</p>	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) located: <ul style="list-style-type: none"> (i) within the boundary of the South Sea Islander Grave sites local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of the South Sea Islander Graves Site local heritage site. 	
If located within the local heritage site - The Singing Ship, or located within the local heritage site potential assessment area		
Material change of use for all uses other than the following: <ul style="list-style-type: none"> • Park; or • Environment facility. 	Accepted subject to requirements If: <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship monument; or (ii) adjacent to the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship monument. 	Heritage place overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	assessment — Local Plans; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship monument; or (ii) adjacent to the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship monument. 	
If located within the local heritage site - Yaamba Cemetery, or located within the local heritage site potential assessment area		
Material change of use	Accepted subject to requirements If: <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Yaamba Cemetery local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Yaamba Cemetery local heritage site. 	Heritage place overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Yaamba Cemetery local heritage site; or</p> <p>(ii) adjacent to and within five (5) metres of the boundary of the Yaamba Cemetery local heritage site.</p>	
Reconfiguring a lot		
If located within a State or local heritage site, or located within the State or local heritage site potential assessment area		
Reconfiguring a lot	<p>Code assessment</p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in Section 5.5 Categories of development and assessment — Reconfiguring a lot; and</p> <p>(b) located:</p> <p>(i) within the boundary of a State heritage site or local heritage site; or</p> <p>(ii) adjacent to and within fifty (50) metres of the boundary of a State heritage site or local heritage site.</p>	Heritage place overlay code
Building work		
If located within the State heritage site - Bell Park, or located within the State heritage site potential assessment area		
Building work	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of the Bell Park State heritage site; and</p> <p>(c) the building work is minor building work.</p>	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Bell Park State heritage site; and (c) the building work is not minor building work; and (d) the building work involves: <ul style="list-style-type: none"> (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features. 	
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located adjacent to and within ten (10) metres of the boundary of the Bell Park State heritage site; and (c) the building work involves any of the following: <ul style="list-style-type: none"> (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or (iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (A) a building; or (B) a structure; or 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(C) a monument; or (D) a tree; or (E) other identified heritage features.	
If located within the State heritage site - Joskeleigh Cemetery, or located within the State heritage site potential assessment area		
Building work	Accepted subject to requirements If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within ten (10) metres of the boundary of the Joskeleigh Cemetery State heritage site; and (c) the building work is not for or associated with a use in the rural activates group.	Heritage place overlay code
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Joskeleigh Cemetery State heritage site; and (c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	Heritage place overlay code
If located within the State heritage site - Leeke Homestead, or located within the State heritage site potential assessment area		
Building work	Accepted subject to requirements If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>the Leeke Homestead State heritage site; and</p> <p>(c) the building work is for minor building work.</p>	
	<p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of the Leeke Homestead State heritage site; and</p> <p>(c) the building work is not minor building work; and</p> <p>(d) the building work involves:</p> <p>(i) alteration of the heritage site; or</p> <p>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located adjacent to and within fifty (50) metres of the boundary of the Leeke Homestead State heritage site; and</p> <p>(c) the building work involves any of the following:</p> <p>(i) construction of a new building; or</p> <p>(ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
If located within the State heritage site - Old Byfield Road and Stone-pitched Crossing, or located within the State heritage site potential assessment area		
Building work	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site; and (c) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within twenty (20) metres of the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site; and	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(c) the building work involves site work for a retaining wall.	
If located within the State heritage site - Raspberry Creek Homestead, or located within the State heritage site potential assessment area, or located within the State heritage site potential assessment area		
Building work	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Raspberry Creek Homestead State heritage site; and (c) the building work involves: <ul style="list-style-type: none"> (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features. 	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located adjacent to and within twenty (20) metres of the boundary of the Raspberry Creek Homestead State heritage site; and (c) the building work involves any of the following: <ul style="list-style-type: none"> (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
If located within the State heritage site - Saint Christophers Chapel, or located within the State heritage site potential assessment area		
Building work	Accepted subject to requirements If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Saint Christophers Chapel State heritage site; and (c) the building work is for minor building work.	Heritage place overlay code
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Saint Christophers Chapel State heritage site; and (c) the building work is not minor building work; and (d) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>(E) other identified heritage features.</p> <p>Code assessment If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located adjacent to and within fifty (50) metres of the boundary of the Saint Christophers Chapel State heritage site; and</p> <p>(c) the building work involves any of the following:</p> <p>(i) construction of a new building; or</p> <p>(ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or</p> <p>(iii) clearing of trees; or</p> <p>(iv) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code
If located within the State heritage site - Yeppoon State School (former) , or located within the State heritage site potential assessment area		
Building work	<p>Code assessment If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of the Yeppoon State School (former) State heritage site; and</p> <p>(c) the building work involves:</p> <p>(i) alteration of the heritage site; or</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within ten (10) metres of the boundary of the Yeppoon State School (former) State heritage site; and (c) the building work involves any of the following: (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or (iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
If located within the State heritage site - Yeppoon Station Building, or located within the State heritage site potential assessment area		
Building work	Code assessment If: (a) the building work is not	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>associated with a material change of use; and</p> <p>(b) located within the boundary of the Yeppoon Station Building State heritage site; and</p> <p>(c) the building work involves:</p> <p>(i) alteration of the heritage site; or</p> <p>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	
	<p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located adjacent to and within twenty (20) metres of the boundary of the Yeppoon Station Building State heritage site; and</p> <p>(c) the building work involves any of the following:</p> <p>(i) clearing of trees; or</p> <p>(ii) excavation or filling which results in the need for a retaining wall; or</p> <p>(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code
If located within the State heritage site - Yeppoon War Memorial, or located within the State		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
heritage site potential assessment area		
Building work	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Yeppoon War Memorial State heritage site; and (c) the building work involves: <ul style="list-style-type: none"> (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features. 	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located adjacent to and within five (5) metres of the boundary of the Yeppoon War Memorial State heritage site; and (c) the building work involves any of the alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features. 	Heritage place overlay code
If located within the local heritage site - Anzac Parade Hoop Pines, or located within the local heritage site potential assessment area		
Building work	Code assessment	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If: <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Anzac Parade Hoop Pines local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Anzac Parade Hoop Pines local heritage site; and (c) the building work involves removal or destruction of a hoop pine tree. 	
If located within the local heritage site - Byriels Building 1948, or located within the local heritage site potential assessment area		
Building work	Code assessment If: <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Byriels Building 1948 local heritage site; and (c) the building work involves: <ul style="list-style-type: none"> (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features. 	Heritage place overlay code
	Code assessment If: <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located adjacent to and within five (5) metres of the boundary of the Byriels Building 1948 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	local heritage site; and (c) the building work involves any of the following: (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or (iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
If located within the local heritage site - Camp Cobbera, or located within the local heritage site potential assessment area		
Building work	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Camp Cobbera local heritage site; and (c) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located adjacent to and within ten (10) metres of the boundary of the Camp Cobbera local heritage site; and (c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features. 	Heritage place overlay code
If located within the local heritage site - Former Fire Brigade Building 1948, or located within the local heritage site potential assessment area		
Building work	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Former Fire Brigade 1948 local heritage site; and (c) the building work involves: <ul style="list-style-type: none"> (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features. 	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(a) the building work is not associated with a material change of use; and (b) located adjacent to and within five (5) metres of the boundary of the Former Fire Brigade 1948 local heritage site; and (c) the building work involves any of the following: (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or (iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
If located within the local heritage site - Joskeleigh School, or located within the local heritage site potential assessment area		
Building work	Accepted subject to requirements If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Joskeleigh School local heritage site; and (c) the building work is minor building work.	Heritage place overlay code
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Joskeleigh School local	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	heritage site; and (c) the building work is not minor building work; and (d) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within twenty (20) metres of the boundary of the Joskeleigh School local heritage site; and (c) the building work involves any of the following: (i) construction of a new building where not for or associated with a use within the rural activities group; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
If located within the local heritage site - Mount Jim Crow, or located within the local heritage site potential assessment area		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Building work	<p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Mount Jim Crow local heritage site; or</p> <p>(ii) adjacent to and within fifty (50) metres of the boundary of the Mount Jim Crow local heritage site; and</p> <p>(c) the building work involves clearing of native vegetation.</p>	Heritage place overlay code
If located within the local heritage site - Norfolk Pines, or located within the local heritage site potential assessment area		
Building work	<p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Norfolk Pines local heritage site; or</p> <p>(ii) adjacent to and within ten (10) metres of the boundary of the Norfolk Pines local heritage site; and</p> <p>(c) the building work involves removal or destruction of a Norfolk pine tree.</p>	Heritage place overlay code
If located within the local heritage site - Normanby Street Fig Trees, or located within the local heritage site potential assessment area		
Building work	<p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Normanby Street Fig Trees local heritage site; or</p> <p>(ii) adjacent to and within ten (10) metres of the boundary of the Normanby</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Street Fig Trees local heritage site; and (c) the building work involves removal or destruction of a fig tree.	
If located within the local heritage site - Normanby Street Hoop Pines, or located within the local heritage site potential assessment area		
Building work	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located: (i) within the boundary of the Normanby Street Hoop Pines local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Normanby Street Hoop Pines local heritage site; and (c) the building work involves removal or destruction of a hoop pine tree.	Heritage place overlay code
If located within the local heritage site - Post Office Building 1924, or located within the local heritage site potential assessment area		
Building work	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Post Office Building 1928 local heritage site; and (c) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>features.</p> <p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located adjacent to and within five (5) metres of the boundary of the Post Office Building 1928 local heritage site; and</p> <p>(c) the building work involves any of the following:</p> <p>(i) construction of a new building; or</p> <p>(ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or</p> <p>(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code
If located within the local heritage site - Regent Theatre Building, or located within the local heritage site potential assessment area		
Building work	<p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of the Regent Theatre Building local heritage site; and</p> <p>(c) the building work involves:</p> <p>(i) alteration of the heritage site; or</p> <p>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>register, including but not limited to the following:</p> <ul style="list-style-type: none"> (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features. 	
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located adjacent to and within five (5) metres of the boundary of the Regent Theatre Building local heritage site; and (c) the building work involves any of the following: <ul style="list-style-type: none"> (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or (iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features. 	Heritage place overlay code
If located within the local heritage site - Ross Creek Sea Wall, or located within the local heritage site potential assessment area		
Building work	<p>Accepted subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Ross Creek Sea Wall local 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>heritage site.</p> <p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Ross Creek Sea Wall local heritage site; or</p> <p>(ii) on public land adjacent to and within ten (10) metres of the boundary of the Ross Creek Sea Wall local heritage site; and</p> <p>(c) the building work is not minor building work; and</p> <p>(d) the building work involves removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code
If located within the local heritage site - Ross Family Grave, or located within the local heritage site potential assessment area		
Building work	<p>Code assessment</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Ross Family Grave local heritage site; or</p> <p>(ii) adjacent to and within (5) metres of the Ross Family Grave local heritage site; and</p> <p>(c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	
If located within the local heritage site - South Sea Islander Grave Sites, or located within the local heritage site potential assessment area		
Building work	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the South Sea Islander Grave Sites local heritage site; and (c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	Heritage place overlay code
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within twenty (20) metres of the boundary of the South Sea Islander Grave Sites local heritage site; and (c) the building work involves any of the following: (i) construction of a new building where for or associated with a use within the accommodation activities group; or (ii) alteration, removal or demolition of features within the heritage site as	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
If located within the local heritage site - The Singing Ship		
Building Work	Accepted subject to requirements If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship; and (c) the building work is minor building work.	Heritage place overlay code
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of The Singing Ship local heritage site and within twenty (20) metres of the Singing Ship; and (c) the building work is not minor building work; and (d) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	Heritage place overlay code
If located within the local heritage site - Yaamba Cemetery, or located within the local heritage site potential assessment area		
Building work	Code assessment	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If: <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of the Yaamba Cemetery local heritage site; or (ii) adjacent to and within (5) metres of the Yaamba Cemetery local heritage site; and (c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features. 	
Operational work		
If located within a State or local heritage site, or located within the State or local heritage site potential assessment area		
Operational work associated with reconfiguring a lot		
Operational work	Code assessment If: <ul style="list-style-type: none"> (a) the operational work is associated with reconfiguring a lot; and (b) located: <ul style="list-style-type: none"> (i) within the boundary of a State heritage site or local heritage site; or (ii) adjacent to and within fifty (50) metres of the boundary of a State heritage site or local heritage site. 	Heritage place overlay code
Operational work not associated with a material change of use or reconfiguring a lot		
Operational work	Accepted subject to requirements If: <ul style="list-style-type: none"> (a) the operational work is for the purpose of an advertising 	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	device; and (b) the operational work is not associated with reconfiguring a lot; and (c) located within the boundary of a State heritage site or local heritage site.	
	Accepted subject to requirements If: (a) the operational work is for the purpose of an advertising device; and (b) the operational work is not associated with reconfiguring a lot; and (c) located: (i) adjacent to and within five (5) metres of the boundary of the following heritage sites: (A) Byriels Building 1948; or (B) Former Fire Brigade Building 1948; or (C) Post Office Building 1924; or (D) Regent Theatre Building; or (E) Ross Family Grave; or (ii) adjacent to and within ten (10) metres of the boundary of the following heritage sites: (A) Bell Park; or (B) Camp Cobbera; or (C) Joskeleigh Cemetery; or (D) Ross Creek Sea Wall; or (E) South Sea Islander Grave Sites; or (F) Yaamba Cemetery; or (G) Yeppoon State School (former); or (iii) adjacent to and within twenty (20) metres of the boundary of the following heritage sites:	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>(A) Old Byfield Road and Stone-pitched Crossing; or</p> <p>(B) Joskeleigh School; or</p> <p>(C) Raspberry Creek Homestead; or</p> <p>(D) Yeppoon Station Building; or</p> <p>(iv) adjacent to and within fifty (50) metres of the boundary of the following heritage sites:</p> <p>(A) Leeke Homestead; or</p> <p>(B) Mount Jim Crow; or</p> <p>(C) Saint Christophers Chapel.</p>	
	<p>Code assessment</p> <p>If:</p> <p>(a) the operational work is for any purpose other than an advertising device; and</p> <p>(b) the operational work is not associated with reconfiguring a lot; and</p> <p>(c) made accepted subject to requirements or code assessment in the tables of assessment located in Section 5.7 Categories of development and assessment — Operational work; and</p> <p>(d) located within the boundary of a State heritage site or local heritage site.</p>	Heritage place overlay code
	<p>Code assessment</p> <p>If:</p> <p>(a) the operational work is for any purpose other than an advertising device; and</p> <p>(b) the operational work is not associated with reconfiguring a lot; and</p> <p>(c) made accepted subject to requirements or code assessment in the tables of assessment located in Section 5.7 Categories of development and assessment — Operational work; and</p> <p>(d) located:</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>(i) adjacent to and within five (5) metres of the boundary of the following heritage sites:</p> <p>(A) Byriels Building 1948; or</p> <p>(B) Former Fire Brigade Building 1948; or</p> <p>(C) Post Office Building 1924; or</p> <p>(D) Regent Theatre Building; or</p> <p>(E) Ross Family Grave; or</p> <p>(ii) adjacent to and within ten (10) metres of the boundary of the following heritage sites:</p> <p>(A) Bell Park; or</p> <p>(B) Camp Cobbera; or</p> <p>(C) Joskeleigh Cemetery; or</p> <p>(D) Ross Creek Sea Wall; or</p> <p>(E) South Sea Islander Grave Sites; or</p> <p>(F) Yaamba Cemetery; or</p> <p>(G) Yeppoon State School (former); or</p> <p>(iii) adjacent to and within twenty (20) metres of the boundary of the following heritage sites:</p> <p>(A) Old Byfield Road and Stone-pitched Crossing; or</p> <p>(B) Joskeleigh School; or</p> <p>(C) Raspberry Creek Homestead; or</p> <p>(D) Yeppoon Station Building; or</p> <p>(iv) adjacent to and within fifty (50) metres of the boundary of the following heritage sites:</p> <p>(A) Leeke Homestead; or</p> <p>(B) Mount Jim Crow; or</p> <p>(C) Saint Christophers Chapel.</p>	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.9 Landslide hazard overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within the landslide hazard overlay		
Material change of use		
<p>Material change of use for the following:</p> <ul style="list-style-type: none"> • a use within the accommodation activities group • a use within the business activities group • a use within the centre activities group • a use within the community activities group • a use within the entertainment activities group • a use within the industrial activities group • a use within the recreation activities group • a use within the special activities group 	<p>Code assessment</p> <p>If:</p> <p>(a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and</p> <p>(c) the entirety of the lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent.</p>	Landslide hazard overlay code
Dwelling house	<p>Code assessment</p> <p>If:</p> <p>(a) made accepted for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and</p> <p>(c) the entirety of the lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified</p>	Landslide hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	person as having a slope less than fifteen (15) per cent.	
Material change of use for a use within the rural activities group	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) made accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) it involves the construction of a building or the construction of a structure which needs engineered footings; and (c) the entirety of the lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent. 	Landslide hazard overlay code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) the entirety of the lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent. 	Landslide hazard overlay code
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Landslide hazard overlay code
Building work		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Building work	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; (b) the building work involves excavation or filling of greater than 50 cubic metres of material on the premises; and (c) the entirety of lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent. 	Landslide hazard overlay code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; (b) the building work involves excavation or filling which results in the need for a retaining wall equal to or greater than one (1) metre in height; and (c) the entirety of lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent. 	Landslide hazard overlay code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; (b) the building work involves clearing vegetation (other than for landscape gardening purposes); and (c) the entirety of lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent. 	Landslide hazard overlay code
Operational work		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Operational work	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: <ul style="list-style-type: none"> (i) is for the purpose of clearing vegetation (other than for landscape gardening purposes); (ii) is for the purpose of undertaking earthwork (involving excavation or filling of greater than 50 cubic metres of material on the premises); (iii) is for the purpose of undertaking earthwork (involving excavation or filling which results in the need for a retaining wall equal to or greater than one (1) metre in height); (iv) is for the purpose of stormwater management; or (v) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (vi) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (vii) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers). 	Landslide hazard overlay code

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.10 Scenic amenity overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within the scenic amenity management area A overlay or the scenic amenity management area B overlay		
Material change of use		
Material change of use	<p>Accepted subject to requirements If made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:</p> <p>(a) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(b) Section 5.8 Categories of development and assessment — Local Plans.</p>	Scenic amenity overlay code
	<p>Code assessment If made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(a) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(b) Section 5.8 Categories of development and assessment — Local Plans.</p>	Scenic amenity overlay code
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Scenic amenity overlay code
Building work		
Building work	<p>Accepted subject to requirements If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) the building work is made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.6 Categories of development and assessment — Building Work; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans.</p>	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Operational work		
Operational work	<p>Accepted subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: <ul style="list-style-type: none"> (i) is for the purpose of clearing native vegetation; or (ii) is for is for the purpose of undertaking earthwork (involving excavation or filling which results in the need for a retaining wall). 	Scenic amenity overlay code
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: <ul style="list-style-type: none"> (i) is for the purpose of providing an advertising device; or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers). 	Scenic amenity overlay code
If located within the coastal green break overlay		
Material change of use		
Material change of use	<p>Accepted subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> (a) made accepted or accepted subject to requirements for the 	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	
	Code assessment If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	Scenic amenity overlay code
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Scenic amenity overlay code
Building work		
Building work	Accepted subject to requirements If: (a) the building work is not associated with a material change of use; and (b) the building work is made accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.6 Categories of development and assessment — Building Work; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	Scenic amenity overlay code
	Code assessment If: (a) the building work is not associated with a material change of use; and (b) the building work is made code assessment for the relevant zone or local plan in the tables	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	of assessment located in: (i) Section 5.6 Categories of development and assessment — Building Work; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	
Operational work		
Operational work	Accepted subject to requirements If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of clearing native vegetation (other than for landscape gardening purposes).	Scenic amenity overlay code
	Code assessment If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of providing an advertising device; or (ii) is for the purpose of clearing native vegetation (other than for landscape gardening purposes); or (iii) is for the purpose of stormwater management; or (iv) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (v) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (vi) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If located within the coastal scenic transport route potential assessment area overlay		
Material change of use		
Material change of use	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.</p>	Scenic amenity overlay code
	<p>Code assessment</p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.</p>	Scenic amenity overlay code
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Scenic amenity overlay code
Building work		
Building work	<p>Accepted subject to requirements</p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) made accepted subject to requirements for the relevant</p>	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>zone or local plan in the tables of assessment located in:</p> <ul style="list-style-type: none"> (i) Section 5.6 Categories of development and assessment — Building work; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (c) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route. 	
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.6 Categories of development and assessment — Building work; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (c) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route. 	Scenic amenity overlay code
Operational work		
Operational work	<p>Accepted subject to requirements If:</p> <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a lot; (b) the operational work is for the purpose of providing site access; and (c) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route. 	Scenic amenity overlay code
	<p>Code assessment If:</p> <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a lot; and 	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) the operational work: <ul style="list-style-type: none"> (i) is for the purpose of providing an advertising device; or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers); and (c) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.	
If located within the coastline foreshore potential assessment area overlay		
Material change of use		
Material change of use	Code assessment If: <ul style="list-style-type: none"> (a) involving: <ul style="list-style-type: none"> (i) the construction of a building or structure having a height over 8.5 metres above ground level; or (ii) clearing of native vegetation (other than for landscape gardening purposes); and (b) located in an identified coastline foreshore area as follows: <ul style="list-style-type: none"> (i) if there is a frontal dune, within forty (40) metres of the toe of the dune; or (ii) if there is not a frontal dune, within forty (40) metres of the mean high water spring tide. 	Scenic amenity overlay code
Reconfiguring a lot		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
All reconfiguring a lot	Code assessment	Scenic amenity overlay code
Building work		
Building work	Code assessment If: <ul style="list-style-type: none"> (a) the building work is not associated with a material change of use; and (b) the building work is made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> (i) Section 5.6 Categories of development and assessment — Building Work; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (c) involving: <ul style="list-style-type: none"> (i) the construction of a building or structure having a height over 8.5 metres above ground level; or (ii) clearing of native vegetation (other than for landscape gardening purposes); and (d) located in an identified coastline foreshore area as follows: <ul style="list-style-type: none"> (i) if there is a frontal dune, within forty (40) metres of the toe of the dune; or (ii) if there is not a frontal dune, within forty (40) metres of the mean high water spring tide. 	Scenic amenity overlay code
Operational work		
Operational work	Code assessment If: <ul style="list-style-type: none"> (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: <ul style="list-style-type: none"> (i) is for the purpose of providing an advertising device; or (ii) is for the purpose of clearing native vegetation (other than for landscape gardening purposes); 	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> (iii) is for the purpose of stormwater management; or (iv) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (v) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (vi) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers); and (c) located in an identified coastline foreshore area as follows: <ul style="list-style-type: none"> (i) if there is a frontal dune, within forty (40) metres of the toe of the dune; or (ii) if there is not a frontal dune, within forty (40) metres of the mean high water spring tide 	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.11 Water resource areas overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Material change of use		
Material change of use for the following: <ul style="list-style-type: none"> Dual occupancy; or Dwelling house. 	Accepted subject to requirements	Water resource areas overlay code
Material change of use for all uses other than the following: <ul style="list-style-type: none"> Dual occupancy; or Dwelling house. 	Code assessment If made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: <ol style="list-style-type: none"> Section 5.4 Categories of development and assessment — Material change of use; or Section 5.8 Categories of development and assessment — Local Plans. 	Water resource areas overlay code
Reconfiguring a lot		
All reconfiguring a lot	Code assessment	Water resource areas overlay code
Building work		
Building work	Accepted subject to requirements If: <ol style="list-style-type: none"> the building work is not associated with a material change of use; and the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling). 	Water resource areas overlay code
Operational work		
Operational work	Accepted subject to requirements If: <ol style="list-style-type: none"> the operational work is not associated with reconfiguring a lot; and the operational work is for the purpose of clearing native vegetation. 	Water resource areas overlay code
	Code assessment If: <ol style="list-style-type: none"> the operational work is not associated with reconfiguring a lot; and 	Water resource areas overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) the operational work: <ul style="list-style-type: none"> (i) is for the purpose of stormwater management; or (ii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iii) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (iv) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers). 	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.12 Height limits overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Material change of use		
All material change of use located in the Neighbourhood Centre Zone	<p>Impact assessment</p> <p>Any use involving a new building or structure which has a height which exceeds the following:</p> <p>(a) two (2) storeys and 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) two (2) storeys and ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Local Centre Zone	<p>Impact assessment</p> <p>Any use involving a new building or structure which has a height which exceeds the height limits identified for the specific locations shown on Figure 6.2.2.4.1.1 – Emu Park Business District Height Limits, as contained within the Local Centre Zone Code.</p>	The planning scheme, to the extent relevant.
All material change of use located in the District Centre Zone	<p>Impact assessment</p> <p>Any use involving a new building or structure which has a height which exceeds three (3) storeys.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Major Centre Zone	<p>Impact assessment</p> <p>Any use involving a new building or structure which has a height which exceeds the height limits identified for the specific locations shown on Figure 6.2.4.4.1.1 – Yeppoon Business District Height Limits and Figure 6.2.4.4.1.2 – Yeppoon Central Shopping Centre Height Limits, as contained within the Major Centre Zone Code.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Environmental Management and Conservation Zone	<p>Impact assessment</p> <p>Any use involving a new building or structure which has a height which exceeds the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a</p>	The planning scheme, to the extent relevant.

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	slope equal to or greater than fifteen (15) per cent.	
All material change of use located in the Community Facilities Zone	<p>Impact assessment</p> <p>Any use involving a new building or structure which has a height which exceeds the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Rural Residential Zone	<p>Impact assessment</p> <p>Any use involving a new building or structure which has a height which exceeds the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Township Zone	<p>Impact assessment</p> <p>Any use involving a new building or structure which has a height which exceeds the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Open Space Zone	<p>Impact assessment</p> <p>Any use involving a new building which has a height which exceeds the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent; or</p>	The planning scheme, to the extent relevant.

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(c) the height limits identified for the specific locations shown on Figure 6.6.1.4.1.1 – Yeppoon Foreshore Tourism and Recreation Precinct Height Limits.	
All material change of use located in the Sports and Recreation Zone	<p>Impact assessment</p> <p>Any use involving a new building which has a height which exceeds the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Low Density Residential Zone	<p>Impact assessment</p> <p>Any use involving a new building which has a height which exceeds the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Low-Medium Density Residential Zone	<p>Impact assessment</p> <p>Any use involving a new building which has a height which exceeds the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p>	The planning scheme, to the extent relevant.
All material change of use located in the Medium Density Residential Zone	<p>Impact assessment</p> <p>Any use involving a new building which has a height which exceeds the following:</p> <p>(a) twelve (12) metres above ground level; or</p> <p>(b) the height limits identified for the specific locations shown on</p>	The planning scheme, to the extent relevant.

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>the following figures:</p> <ul style="list-style-type: none"> (i) Figure 6.7.3.4.1.1 – Farnborough Road Height Limits; (ii) Figure 6.7.3.4.1.2 – Yeppoon Height Limits; (iii) Figure 6.7.3.4.1.3 – Rosslyn Bay Height Limits; (iv) Figure 6.7.3.4.1.4 Cooee Bay Height Limits. 	
<p>All material change of use located in the Major Tourism Zone</p>	<p>Impact assessment</p> <ul style="list-style-type: none"> • Where located in the Capricorn International Resort Precinct, any use involving a new building or structure which has a height which exceeds fifteen (15) metres above ground level • Where located in the Great Keppel Island Precinct, any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level. 	<p>The planning scheme, to the extent relevant.</p>