

5.5 Categories of development and assessment - Material change of use

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

5.5.1 Centre zone

Table 5.5.1.1 - Centre zone

Editor's note - If in a local plan, go directly to section 5.9 (Categories of development and assessment - Local plans) as it provides the categories of development and assessment for local plans on a comprehensive basis.

Editor's note - Centre zone land is either in one of three Centre zone precincts (District centre precinct, Local centre precinct or Neighbourhood centre precinct) or in a local plan. Any use in a local plan is provided for in section 5.9. In accordance with section 5.3.2(8), the local plan category of development and assessment in section 5.9 will override the category of development and assessment in Table 5.5.1.1.

Note - In Table 5.5.1.1 - Centre zone, a reference to 'in the precinct in which the use is located' means within the same precinct boundary as the subject site on Zoning and precincts map ZM-02.00. For example, if the proposed use is in the District centre precinct at Marsden, it is all land in the District centre precinct at Marsden.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding - a. 8.5 metres where located within 15 metres of a zone or precinct of an adjoining lot in a residential zone category with a maximum height of 8.5 metres or less; or b. the building height for a District centre precinct, being - i. 12 metres where located in Marsden, where (a) does not apply; or ii. 25 metres where located in Meadowbrook or Underwood, where (a) does not apply; or c. 12 metres where located in a Local centre precinct, where (a) does not apply; or d. 8.5 metres where located in a Neighbourhood centre precinct. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
a Retail activity Editor's note - A Retail activity is defined as any of the following uses - Adult store Agricultural supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Shop Shopping centre Showroom	Accepted development (subject to requirements)	
	If all of the following are met - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. if Adult store or an adult store in a Shopping centre - i. it is in the District centre precinct; ii. it complies with the adult store separation distance; c. if Agricultural supplies store - it is in the District centre precinct or Local centre precinct; d. if Showroom - it is in the District centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (b), (c) and (d) above are met.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bar	Accepted development (subject to requirements)	
	If - a. the material change of use -	6.2.1 Centre zone code 9.4.3 Infrastructure code

	i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct or Local centre precinct.	9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct or Local centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Car wash	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Caretaker's accommodation	Accepted development (subject to requirements)	
	If all of the following are met - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. the gross floor area is 100m² or less; c. there is no other dwelling on the premises.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Childcare centre	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.3.1 Childcare centre code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.3.1 Childcare centre code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Club	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve gaming; b. does not involve building work; or c. involves building work that does not increase the existing gross floor area; or d. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community care centre	Accepted development (subject to requirements)	

	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dwelling unit	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Educational establishment	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Emergency services	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Function facility	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct or Local centre precinct.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct or Local centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Health care service	Accepted development (subject to requirements)	
	If - a. not a Pharmacotherapy clinic; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.3.3 Health care service code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business and all the following are met - i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or c. it is any other business and all of the following are met - i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m² but does not exceed 100m²; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Hotel	Accepted development (subject to requirements)	
	If - a. the use does not involve gaming; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; c. in the District centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Indoor sport and	Accepted development (subject to requirements)	

recreation	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Low impact industry	Code assessment	
	If - a. it is a brewery; b. not in the Neighbourhood centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple dwelling	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Office	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sport and recreation	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable

Parking station	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Place of worship	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it has a lawful Place of worship in the existing building; c. it complies with the Place of worship separation distance; d. in the District centre precinct or Local centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (c) and (d) above are met.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Residential care facility	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Retirement facility	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rooming accommodation	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not	6.2.1 Centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.3 Infrastructure code

	increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct.	9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct.	6.2.1 Centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Sales office	Accepted development (subject to requirements)	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct or Local centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct or Local centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Short-term accommodation	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct.	6.2.1 Centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct.	6.2.1 Centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Theatre	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the District centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Veterinary service	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.2 Community facilities zone

Table 5.5.2.1 - Community facilities zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 -Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding 8.5 metres, where within 15 metres of the boundary of an adjoining lot in the residential zone category land. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Caretaker's accommodation	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. the gross floor area is 100m ² or less; c. there is no other dwelling on the premises.	6.2.2 Community facilities zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Cemetery	Code assessment	
	If in the Community purposes precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Childcare centre	Code assessment	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.3.1 Childcare centre code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Club	Code assessment	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community care centre	Code assessment	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Educational establishment	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Emergency services	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Community purposes precinct.	6.2.2 Community facilities zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Community purposes precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Environment facility	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or	6.2.2 Community facilities zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	iii. involves minor building work; b. in the Community purposes precinct or Education precinct.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Food and drink outlet	Code assessment	
	If all of the following are met - a. in the Community purposes precinct or Education precinct; b. the gross floor area is 200m ² or less; c. it does not include a drive-through facility.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Function facility	Code assessment	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Funeral parlour	Code assessment	
	If in the Community purposes precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Health care service	Code assessment	
	If - a. in the Community purposes precinct; b. associated with a Hospital.	6.2.2 Community facilities zone code 9.3.3 Health care service code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met; i. the use area is 50m ² or less; ii. it does not involve more than two non-resident employees or contractors; or c. it is any other business and all of the following are met - i. the use area is 50m ² or less; ii. it does not involve more than two non-resident employees or contractors; iii. it is not an activity that would otherwise be defined as an Industry activity or a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and all of the following are met - a. the use area exceeds 50m ² but does not exceed 100m ² ; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry. d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Hospital	Code assessment	
	If in the Community purposes precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	Code assessment	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code

		9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple Dwelling	Code assessment	
	If - a. in the Community purposes precinct; b. associated with a Hospital or Educational establishment.	6.2.2 Community facilities zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Office	Code assessment	
	If - a. in the Community purposes precinct; b. associated with a Hospital or Educational establishment.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sport and recreation	Accepted development (subject to requirements)	
	If - a. in the Community purposes precinct; b. associated with an existing Outdoor sport and recreation.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Community purposes precinct but not associated with an existing Outdoor sport and recreation; or c. in the Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Parking station	Code assessment	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Place of worship	Accepted development (subject to requirements)	
	If all of the following are met - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it has a lawful Place of worship in the existing building; c. if in the Community purposes precinct or Education precinct; d. it complies with the Place of worship separation distance.	6.2.2 Community facilities zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements);	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code

	b. paragraph (c) and (d) above are met.	9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Residential care facility	Code assessment	
	If in the Community purposes precinct.	6.2.2 Community facilities zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rooming accommodation	Code assessment	
	If - a. in the Community purposes precinct or Education precinct; b. associated with an Educational establishment, Hospital or Place of worship.	6.2.2 Community facilities zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Shop	Code assessment	
	If - a. in the Community purposes precinct or Education precinct; b. the gross floor area is 200m ² or less.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Short-term accommodation	Code assessment	
	If - a. in the Community purposes precinct; b. associated with a Hospital or Educational establishment.	6.2.2 Community facilities zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Substation	Code assessment	
	If in the Infrastructure precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Theatre	Code assessment	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Utility installation	Code assessment	
	If in the Infrastructure precinct.	6.2.2 Community facilities zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.3 Emerging community zone

Table 5.5.3.1 - Emerging community zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 -Temporary uses. Note - This accepted development category of development	Not applicable

	prevails over all other categories of development and assessment.	
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding - a. 8.5 metres (other than Dual occupancy (auxiliary unit), Dwelling house or Park); or b. the building height in the Dual occupancy and Dwelling house code, if Dual occupancy (auxiliary unit) or Dwelling house being - i. 8.5 metres on a site with a slope less than 15 percent; or ii. 10 metres on a site with a slope 15 percent or more. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Animal husbandry	Code assessment	
		6.2.3 Emerging community zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code
Animal keeping	Code assessment	
		6.2.3 Emerging community zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Caretaker's accommodation	Code assessment	
	If all of the following are met - a. the gross floor area is 100m² or less; b. there is no other dwelling on the premises.	6.2.3 Emerging community zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Cropping	Code assessment	
		6.2.3 Emerging community zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	Accepted development (subject to requirements)	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	Accepted development (not subject to requirements)	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a bed and breakfast and does not involve more than two non-resident employees or contractors; or c. it is equestrian tutelage and all of the following are met - i. the outdoor use area is 1,500m² or less; ii. it does not involve more than two non-resident employees or contractors; or d. it is any other sports tutelage and all of the following are met - i. the outdoor use area is 400m² or less; ii. it does not involve more than two non-resident employees or contractors; or e. it is a Home-based food and drink business and all of the following are met - i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or f. it is any other business and all of the following are met - i. the use area is 50m² or less; ii. it does not involve more than two non-	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	resident employees or contractors; iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
	Code assessment	
	If it is not accepted development (subject to requirements) and - a. the use area is 100m² or less; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Park	Accepted development (not subject to requirements)	
		Not applicable
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i>.	Not applicable
Roadside stall	Accepted development (subject to requirements)	
		9.3.7 Roadside stall code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.4 Environmental management and conservation zone

Table 5.5.4.1 - Environmental management and conservation zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Animal keeping or Park) exceeding 12 metres. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
Animal husbandry	Accepted development (subject to requirements)	
	If in the Environmental management precinct or Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.7 Servicing, access and parking code
Animal keeping	Accepted development (not subject to requirements)	
	If -	Not applicable

	a. for 25 breeding cats or less kept on the prescribed premises; or b. for 9 prescribed cats or less kept on the prescribed premises; or c. for 9 prescribed dogs or less kept on the prescribed premises.	
	Code assessment	
	If not accepted development (not subject to requirements) and in the Environmental management precinct or Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Aquaculture	Code assessment	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Caretaker's accommodation	Accepted development (subject to requirements)	
	If all of the following are met - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. the gross floor area is 100m² or less; c. there is no other dwelling on the premises.	6.2.4 Environmental management and conservation zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the gross floor area exceeds 100m²; b. there is no other dwelling on the premises.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Cropping	Accepted development (subject to requirements)	
	If - a. in the Environmental management precinct or Rural environmental management precinct; b. it is for pasture production in conjunction with Animal husbandry.	6.2.4 Environmental management and conservation zone code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. in the Environmental management precinct or Rural environmental management precinct; b. not for pasture production in conjunction with Animal husbandry.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	Accepted development (subject to requirements)	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	Accepted development (not subject to requirements)	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Environment facility	Accepted development (subject to requirements)	
		6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a bed and breakfast and does not involve more than two non-resident employees or contractors; or	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	c. it is equestrian tutelage and all of the following are met - i. the outdoor use area is 1,500m² or less; ii. it does not involve more than two non-resident employees or contractors; or d. it is any other sport tutelage and all of the following are met - i. the outdoor use area is 400m² or less; ii. it does not involve more than two non-resident employees or contractors; or e. it is a Home-based food and drink business and all of the following are met - i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or f. it is any other business and all of the following are met - i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
	Code assessment	
	If it is not accepted development (subject to requirements) and - a. the use area is 100m² or less; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Intensive animal industry	Code assessment	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Intensive horticulture	Code assessment	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Nature-based tourism	Code assessment	
		6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
	Code assessment	

	If - a. not Accepted development (not subject to requirements); b. in the Environmental management precinct, or Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Roadside stall	Accepted development (subject to requirements)	
	If in the Environmental management precinct or Rural environmental management precinct.	9.3.7 Roadside stall code
Rural industry	Code assessment	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rural workers' accommodation	Code assessment	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Wholesale nursery	Code assessment	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Winery	Code assessment	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.5 Low density residential zone

Table 5.5.5.1 - Low density residential zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Animal husbandry, Animal keeping, Dwelling house, Park or Sales office), exceeding - a. 8.5 metres on a site with a slope less than 15 percent; or b. 10 metres on a site with a slope of 15 percent or more. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
Animal husbandry	Accepted development (not subject to	

	requirements)	
	If regulated under Subordinate Local Law No. 4.1 (Animal management) 2002.	Not applicable
Animal keeping	Accepted development (not subject to requirements)	
	If - a. for 25 breeding cats or less kept on the prescribed premises; or b. for 9 prescribed cats or less kept on the prescribed premises; or c. for 9 prescribed dogs or less kept on the prescribed premises.	Not applicable
Caretaker's accommodation	Code assessment	
	If all of the following are met - a. the gross floor area is 100m ² or less; b. there is no other dwelling on the premises.	6.2.5 Low density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Childcare centre	Code assessment	
	If - a. not in the Acreage precinct or Small acreage precinct; b. located - i. on the same premises as an existing Educational establishment; or ii. adjoining an existing Educational establishment.	6.2.5 Low density residential zone code 9.3.1 Childcare centre code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	Code assessment	
	If all of the following are met - a. not in the Acreage precinct or Small acreage precinct; b. the gross floor area is 200m ² or less.	6.2.5 Low density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	Accepted development (subject to requirements)	
	If - a. a Dual occupancy (auxiliary unit) and in any precinct; or b. not Dual occupancy (auxiliary unit) and in the Small lot precinct on a lot with a minimum area of 525m ² ; or c. not Dual occupancy (auxiliary unit) and in the Suburban precinct on a lot with a minimum area of 700m ² ; or d. not Dual occupancy (auxiliary unit) and in the Village precinct on a lot with a minimum area of 875m ² .	If Dual occupancy (auxiliary unit) - 9.3.2 Dual occupancy and Dwelling house code If not Dual occupancy (auxiliary unit) - 6.2.5 Low density residential zone code 9.3.2 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Dwelling house	Accepted development (not subject to requirements)	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Food and drink outlet	Code assessment	
	If all of the following are met - a. the gross floor area is 200m ² or less; b. does not include a drive-through facility; c. not in the Acreage precinct or Small acreage precinct.	6.2.5 Low density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Health care service	Code assessment	
	If all of the following are met - a. not a Pharmacotherapy clinic; b. not in the Acreage precinct or Small acreage precinct; c. the site has frontage to an urban arterial road or urban collector road; d. the gross floor area is 200m ² or less.	6.2.5 Low density residential zone code 9.3.3 Health care service code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. in the Acreage precinct and - i. it is equestrian tutelage and all of the	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	following are met - A. the outdoor use area is 1,500m² or less; B. it does not involve more than two non-resident employees or contractors; or ii. it is any other sports tutelage and all the following are met - A. the outdoor use area is 400m² or less; B. it does not involve more than two non-resident employees or contractors; or iii. it is a bed and breakfast and all of the following are met - A. does not involve more than two non-resident employees or contractors; B. paying guests do not occupy more than three bedrooms; or iv. it is a Home-based food and drink business and all of the following are met - A. the use area is 50m² or less; B. it does not involve more than two non-resident employees or contractors; or v. it is any other business and all of the following are met - A. the use area is 50m² or less; B. it does not involve more than two non-resident employees or contractors; C. it is not an activity that would otherwise be defined as an Industry activity; D. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic; or c. in a precinct other than the Acreage precinct and - i. it is a bed and breakfast and all of the following are met - A. does not involve more than one non-resident employee or contractor; B. paying guests do not occupy more than three bedrooms; or ii. it is a Home-based food and drink business and all of the following are met - A. the use area is 50m² or less; B. it does not involve more than one non-resident employee or contractor; or iii. it is any other business and all of the following are met - A. the use area is 50m² or less; B. it does not involve more than one non-resident employee or contractor; C. it is not an activity that would otherwise be defined as an Industry activity; D. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
	Code assessment	
	If not accepted development (subject to requirements) and if - a. it is - i. a bed and breakfast; or ii. not a bed and breakfast and the use area is 100m² or less; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple dwelling	Code assessment	

	If - a. it is in the Small lot precinct and the net density does not exceed 33 equivalent dwellings per hectare; or b. it is in the Suburban precinct and the net density does not exceed 25 equivalent dwellings per hectare; or c. it is in the Village precinct and the net density does not exceed 20 equivalent dwellings per hectare.	6.2.5 Low density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Relocatable home park	Code assessment	
	If - a. it is in the Large suburban precinct and the net density does not exceed 10 equivalent dwellings per hectare; or b. it is in the Small lot precinct and the net density does not exceed 33 equivalent dwellings per hectare; or c. it is in the Suburban precinct and the net density does not exceed 25 equivalent dwellings per hectare; or d. it is in the Village precinct and the net density does not exceed 20 equivalent dwellings per hectare.	6.2.5 Low density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Residential care facility	Code assessment	
		6.2.5 Low density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Retirement facility	Code assessment	
		6.2.5 Low density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Sales office	Accepted development (subject to requirements)	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Shop	Code assessment	
	If all of the following are met - a. the gross floor area is 200m² or less; b. not in the Acreage precinct or Small acreage precinct.	6.2.5 Low density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.6 Low impact industry zone

Table 5.5.6.1 - Low impact industry zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to	

	requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding 12 metres. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Adult store	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it complies with the adult store separation distance.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. it complies with the adult store separation distance.	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bulk landscape supplies	Code assessment	
		6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Car wash	Code assessment	
		6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Caretaker's accommodation	Code assessment	
	If all of the following are met - a. the gross floor area is 100m² or less; b. there is no other dwelling on the premises.	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Crematorium	Code assessment	
	If not within 50 metres of a sensitive land use when measured from any boundary of the subject land to any boundary of the sensitive land use.	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Educational establishment	Accepted development (subject to requirements)	
	If - a. vocational trade training only; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. vocational trade training only.	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Emergency services	Accepted development (subject to requirements)	

	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Food and drink outlet	Code assessment	
	If the gross floor area is 200m ² or less.	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Funeral parlour	Code assessment	
		6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hardware and trade supplies	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Low impact industry	Accepted development (subject to requirements)	
	If the material change of use does not involve - a. a brewery; or b. coffee roasting; or c. food and drink manufacturing producing 200 tonnes or greater per annum; or d. a garlic press.	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Office	Code assessment	
		6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code

		9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sales	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Parking station	Code assessment	
		6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Sales office	Accepted development (subject to requirements)	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	Accepted development (subject to requirements)	
		6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Shop	Code assessment	
	If the gross floor area is 200m ² or less.	6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Substation	Code assessment	
		6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Telecommunications facility	Code assessment	
		6.2.6 Low impact industry zone code 9.3.9 Telecommunications facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Transport depot	Code assessment	
		6.2.6 Low impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Warehouse	Accepted development (subject to requirements)	
		6.2.6 Low impact industry zone code

		9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.	The planning scheme	
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.7 Low-medium density residential zone

Table 5.5.7.1 - Low-medium density residential zone

Editor's note - If in the Loganlea local plan, go directly to section 5.9 (Categories of development and assessment - Local plans) as it provides the categories of development and assessment for local plans on a comprehensive basis.

Editor's note - Low-medium density residential zone land is either in a Low-medium density residential zone precinct (Apartment precinct or Townhouse precinct), the Loganlea local plan or Loganholme local plan. Any use in the Loganholme local plan is provided for in Table 5.9.6.1 - Loganholme local plan: material change of use changes the category of development and assessment for uses in the Loganholme local plan. Any use in the Loganlea local plan is provided for in Table 5.9.7.1 - Loganlea local plan: material change of use changes the category of development and assessment for uses in the Loganlea local plan. In accordance with section 5.3.2(8) Determining the category of development and category of assessment, the local plan category of development and assessment in section 5.9 will override the category of development and assessment in this table.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding - a. 12 metres if in the Apartment precinct (other than if Dual occupancy, Dwelling house, Park or Sales office) where located within 15 metres of a lot in the Townhouse precinct or the Low density residential zone; or b. 18 metres if in the Apartment precinct (other than if Dual occupancy, Dwelling house, Park or Sales office), where (a) does not apply; or c. 8.5 metres if in the Townhouse precinct (other than if Dual occupancy, Dwelling house, Park or Sales office); or d. the building height in the Dual occupancy and Dwelling house code, if Dual occupancy being - i. 8.5 metres on a site with a slope less than 15 percent; or ii. 10 metres on a site with a slope 15 percent or more. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Caretaker's accommodation	Code assessment	
	If all of the following are met - a. the gross floor area is 100m ² or less; b. there is no other dwelling on the premises.	6.2.7 Low-medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Childcare centre	Code assessment	
	If - a. on the same premises as an existing Educational establishment; or b. adjoining an existing Educational establishment.	6.2.7 Low-medium density residential zone code 9.3.1 Childcare centre code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community care centre	Code assessment	
		6.2.7 Low-medium density residential zone code 9.4.2 Filling and excavation code

		9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	Code assessment	
		6.2.7 Low-medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	Accepted development (subject to requirements)	
	If - a. not Dual occupancy (auxiliary unit) and in the Townhouse precinct on a lot with a minimum area of 500m ² ; b. a Dual occupancy (auxiliary unit) and in the Apartment precinct or Townhouse precinct.	If Dual occupancy (auxiliary unit) - 9.3.2 Dual occupancy and Dwelling house code If not Dual occupancy (auxiliary unit) - 6.2.7 Low-medium density residential zone code 9.3.2 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	If Dual occupancy (auxiliary unit) - 9.3.2 Dual occupancy and Dwelling house code If not Dual occupancy (auxiliary unit) - 6.2.7 Low-medium density residential zone code 9.3.2 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dwelling house	Accepted development (not subject to requirements)	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Dwelling unit	Code assessment	
		6.2.7 Low-medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Food and drink outlet	Code assessment	
	If all of the following are met - a. the gross floor area is 200m ² or less; b. it does not include a drive-through facility.	6.2.7 Low-medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Health care service	Code assessment	
	If all of the following are met - a. not a Pharmacotherapy clinic; b. the site has frontage to an urban arterial road or urban collector road; c. the gross floor area is 200m ² or less.	6.2.7 Low-medium density residential zone code 9.3.3 Health care service code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met; i. the use area is 50m ² or less; ii. it does not involve more than one non-resident employee or contractor; or c. it is any other business and all of the following are met - i. the use area is 50m ² or less; ii. it does not involve more than one non-resident employee or contractor; iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	Pharmacotherapy clinic.	
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m ² but does not exceed 100m ² ; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple dwelling	Code assessment	
		6.2.7 Low-medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Residential care facility	Code assessment	
		6.2.7 Low-medium density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Retirement facility	Code assessment	
		6.2.7 Low-medium density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rooming accommodation	Code assessment	
	If in the Apartment precinct.	6.2.7 Low-medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Sales office	Accepted development (subject to requirements)	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Shop	Code assessment	
	If all of the following are met - a. not a liquor store; b. the gross floor area is 200m ² or less.	6.2.7 Low-medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Short-term	Code assessment	

accommodation	If in the Apartment precinct.	6.2.7 Low-medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.	The planning scheme	
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.8 Medium density residential zone

Table 5.5.8.1 - Medium density residential zone

Editor's note - If in the Loganlea local plan, go directly to section 5.9 (Categories of development and assessment - Local plans) as it provides the categories of development and assessment for local plans on a comprehensive basis.

Editor's note - Medium density residential zone land is either in a Medium density residential zone precinct (High rise precinct or Medium rise precinct) or in the Loganlea local plan. Any use in the Loganlea local plan is provided for in Table 5.9.7.1 - Loganlea local plan: material change of use changes the category of development and assessment for uses in the Loganlea local plan. In accordance with section 5.3.2(8) Determining the category of development and category of assessment, the local plan category of development and assessment in section 5.9 will override the category of development and assessment in this table.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding - a. 25 metres in the High rise precinct where located within 15 metres of a lot in the Apartment precinct of the Low-medium density residential zone (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office); or b. 12 metres in the High rise precinct where located within 15 metres of a lot in the Low density residential zone or the Townhouse precinct of the Low-medium density residential zone (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office); or c. 12 metres in the Medium rise precinct where located within 15 metres of a lot in the Low density residential zone or the Townhouse precinct of the Low-medium density residential zone (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office); or d. 32 metres in the High rise precinct (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office), where (a) or (b) do not apply, or e. 25 metres in the Medium rise precinct (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office), where (c) does not apply; or f. the building height in the Dual occupancy and Dwelling house code, if Dual occupancy (auxiliary unit) being - i. 8.5 metres on a site with a slope less than 15 percent; or ii. 10 metres on a site with a slope 15 percent or more. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Caretaker's	Code assessment	

accommodation	If all of the following are met - a. the gross floor area is 100m ² or less; b. there is no other dwelling on the premises.	6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Childcare centre	Code assessment	
		6.2.8 Medium density residential zone code 9.3.1 Childcare centre code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Club	Code assessment	
	If the gross floor area is 200m ² or less.	6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community care centre	Code assessment	
		6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	Code assessment	
		6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	Accepted development (subject to requirements)	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	Accepted development (not subject to requirements)	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Food and drink outlet	Code assessment	
	If all of the following are met - a. the gross floor area is 200m ² or less; b. it does not include a drive-through facility.	6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and
Function facility	Code assessment	
		6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Health care service	Code assessment	
	If all of the following are met - a. not a Pharmacotherapy clinic; b. the site has frontage to an urban arterial road or urban collector road; c. the gross floor area is 200m ² or less.	6.2.8 Medium density residential zone code 9.3.3 Health care service code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met - i. the use area is 50m ² or less; ii. it does not involve more than one non-resident employee or contractor; or c. it is any other business and all of the following are met - i. the use area is 50m ² or less; ii. it does not involve more than one non-	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	resident employee or contractor; iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m² but does not exceed 100m²; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	Code assessment	
		6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple dwelling	Code assessment	
	If the dwellings are apartments.	6.2.8 Medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Residential care facility	Code assessment	
		6.2.8 Medium density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Retirement facility	Code assessment	
		6.2.8 Medium density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rooming accommodation	Code assessment	
		6.2.8 Medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Sales office	Accepted development (subject to requirements)	

		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	Code assessment	
	If the gross floor area is 200m ² or less.	6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Shop	Code assessment	
	If all of the following are met - a. the gross floor area is 200m ² or less; b. is not a liquor store.	6.2.8 Medium density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Short-term accommodation	Code assessment	
		6.2.8 Medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation

5.5.9 Medium impact industry zone

Table 5.5.9.1 - Medium impact industry zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding 12 metres. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Adult store	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it complies with the adult store separation distance.	6.2.9 Medium impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. it complies with the adult store separation distance.	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bulk landscape	Accepted development (subject to requirements)	

supplies	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.9 Medium impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Car wash	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Caretaker's accommodation	Code assessment	
	If all of the following are met - a. the gross floor area is 100m ² or less; b. there is no other dwelling on the premises.	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Crematorium	Code assessment	
	If not within 50 metres of a sensitive land use when measured from any boundary of the subject land to any boundary of the sensitive land use.	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Educational establishment	Accepted development (subject to requirements)	
	If - a. vocational trade training only; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work.	6.2.9 Medium impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. vocational trade training only.	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Emergency services	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.9 Medium impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Food and drink outlet	Code assessment	
	If the gross floor area is 200m ² or less.	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Funeral parlour	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hardware and trade	Accepted development (subject to requirements)	

supplies	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.9 Medium impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Low impact industry	Accepted development (subject to requirements)	
	If the material change of use does not involve - a. a brewery; or b. coffee roasting; or c. food and drink manufacturing producing 200 tonnes or greater per annum; or d. a garlic press.	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Medium impact industry	Accepted development (subject to requirements)	
	If the material change of use does not involve - a. a brewery; or b. coffee roasting; or c. food and drink manufacturing producing 200 tonnes or greater per annum; or d. a garlic press.	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Motor sport facility	Code assessment	
	If on Lot 1 on SP 103663 (located at Chambers Flat Road, Kingston).	6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Office	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sales	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code

		9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sport and recreation	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Parking station	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Sales office	Accepted development (subject to requirements)	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	Accepted development (subject to requirements)	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Shop	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Substation	Code assessment	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Telecommunications facility	Code assessment	
		6.2.9 Medium impact industry zone code 9.3.9 Telecommunications facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Transport depot	Accepted development (subject to requirements)	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Warehouse	Accepted development (subject to requirements)	
		6.2.9 Medium impact industry zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Impact assessment		

Any other use not listed in this table.	The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.	
Any other undefined use.	

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.10 Mixed use zone

Table 5.5.10.1 - Mixed use zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding - a. 12 metres where located within 15 metres of the residential zone category land; or b. the building height identified on Figure 6.2.10.3.1 - Browns Plains Road building heights; or c. 20 metres where located in the Industry precinct; or d. 15 metres where (a) to (c) do not apply. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Adult store	Accepted development (subject to requirements)	
	If not in the Abattoir precinct or Industry precinct and - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it complies with the adult store separation distance.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Industry precinct and - a. not accepted development (subject to requirements); b. it complies with the adult store separation distance.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Agricultural supplies store	Accepted development (subject to requirements)	
	If not in the Abattoir precinct and the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bar	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bulk landscape supplies	Code assessment	

	If not in the Abattoir precinct and - a. adjoining or opposite residential zone category land or Community facilities zoned land; or b. on an arterial road.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Car wash	Code assessment	
	If - a. not in the Abattoir precinct; b. not in the Industry precinct; or c. where in the Industry precinct - it is co-located with a Service station.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Caretaker's accommodation	Code assessment	
	If all of the following are met - a. the gross floor area is 100m ² or less; b. there is no other dwelling on the premises.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Childcare centre	Code assessment	
	If in the Retail/commerce precinct.	6.2.10 Mixed use zone code 9.3.1 Childcare centre code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Club	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community care centre	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Educational establishment	Code assessment	
	If it is for vocational trade training only and in the - a. Enterprise precinct; or b. Industry precinct; or c. Retail/commerce precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Emergency services	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Food and drink outlet	Code assessment	
	If not in the Abattoir precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Function facility	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code

		9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Funeral parlour	Code assessment	
	If not in the Abattoir precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Garden centre	Code assessment	
	If not in the Abattoir precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hardware and trade supplies	Accepted development (subject to requirements)	
	If not in the Abattoir precinct and the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Health care service	Code assessment	
	If: a. not a Pharmacotherapy clinic; b. not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.3.3 Health care service code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
High impact industry	Code assessment	
	If in the Abattoir precinct and the use is an abattoir.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If not in the Abattoir precinct or Enterprise precinct or Industry precinct or Retail/commerce precinct and - a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met - i. the use area is 50m ² or less; ii. does not involve more than two non-resident employees or contractors; or c. it is any other business and all of the following are met - i. the use area is 50m ² or less; ii. does not involve more than two non-resident employees or contractors; iii. is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Enterprise precinct or Industry precinct or Retail/commerce precinct and, not accepted development (subject to requirements) and - a. the use area exceeds 50m ² but does not exceed 100m ² ; b. does not involve more than two non-resident employees or contractors; c. is not an activity that would otherwise be defined as an Industry activity, other than a Service industry;	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
Hotel	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	Accepted development (subject to requirements)	
	If not in the Abattoir precinct or Industry precinct and the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Industry precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Low impact industry	Accepted development (subject to requirements)	
	If not in the Abattoir precinct or Retail/commerce precinct and- a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it does not involve: i. a brewery; or ii. coffee roasting; or iii. food and drink manufacturing producing 200 tonnes or greater per annum; or iv. a garlic press.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Retail/commerce precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Market	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Medium impact industry	Code assessment	
	If - a. in the Enterprise precinct or Industry precinct; b. it is for a spray painting workshop involving spray painting of motor vehicles in a booth.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities 9.4.7 Servicing, access and parking code
Office	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sales	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code

		9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sport and recreation	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
	If not in the Abattoir precinct.	Not applicable
Parking station	Code assessment	
	If not in the Abattoir precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Place of worship	Accepted development (subject to requirements)	
	If not in the Abattoir precinct or Industry precinct and - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it has a lawful Place of worship in the existing building; c. it complies with the Place of worship separation distance.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Industry precinct and - a. not accepted development (subject to requirements); b. it complies with the Place of worship separation distance.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Research and technology industry	Code assessment	
	If not in the Abattoir precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Sales office	Accepted development (subject to requirements)	
	If not in the Abattoir precinct or Industry precinct.	9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	Accepted development (subject to requirements)	
	If not in the Abattoir precinct and the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	Code assessment	

	If not in the Abattoir precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Shop	Code assessment	
	If not in the Abattoir precinct and the gross floor area is 200m ² or less.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Short-term accommodation	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Showroom	Accepted development (subject to requirements)	
	If not in the Abattoir precinct or Industry precinct and the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Industry precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Substation	Code assessment	
		6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Telecommunications facility	Code assessment	
		6.2.10 Mixed use zone code 9.3.9 Telecommunications facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Transport depot	Code assessment	
	If not in the Abattoir precinct or Retail/commerce precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Utility installation	Code assessment	
	If not in the Abattoir precinct or Retail/commerce precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Veterinary service	Code assessment	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Warehouse	Accepted development (subject to requirements)	
	If not in the Abattoir precinct or Retail/commerce precinct and the material change of use - a. does not involve building work; or b. involves building work that does not increase	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code

	the existing gross floor area; or c. involves minor building work.	
	Code assessment	
	If not in the Abattoir precinct or the Retail/commerce precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.	The planning scheme	
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.11 Recreation and open space zone

Table 5.5.11.1 - Recreation and open space zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Animal husbandry or Park) exceeding - a. 12 metres in the Major parks precinct where located within 15 metres of a premises in the residential zone category; or b. 12 metres in the Private sport and recreation precinct where located within 15 metres of a premises in the low density residential zone or the Townhouse precinct of the Low-medium density residential zone; or c. 25 metres if in the Major parks precinct, where (a) does not apply; or d. 8.5 metres if in the Recreation parks precinct; or e. 8.5 metres if in the Constrained parks precinct; or f. 25 metres if in the Private sport and recreation precinct where (b) does not apply. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Animal husbandry	Accepted development (not subject to requirements)	
		Not applicable
Caretaker's accommodation	Code assessment	
	If all of the following are met - a. the gross floor area is 100m ² or less; b. there is no other dwelling on the premises.	6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Club	Code assessment	
		6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	Accepted development (subject to requirements)	

	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.11 Recreation and open space zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Environment facility	Accepted development (subject to requirements)	
		6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Food and drink outlet	Code assessment	
	If it does not include a drive-through facility.	6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Function facility	Code assessment	
		6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	Code assessment	
	If not in the Constrained open space precinct.	6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Landing	Code assessment	
		6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Major sport, recreation and entertainment facility	Code assessment	
	If not in the Constrained open space precinct or Recreation parks precinct.	6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Outdoor sport and recreation	Code assessment	
		6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable

Shop	Code assessment	
	If all of the following are met - a. in the Major parks precinct or Private sport and recreation precinct; b. the gross floor area is 200m ² or less.	6.2.11 Recreation and open space zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Short-term accommodation	Code assessment	
	If in the - a. Major parks precinct; or b. Recreation parks precinct; or c. Private sport and recreation precinct.	6.2.11 Recreation and open space zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.12 Rural zone

Table 5.5.12.1 - Rural zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Animal husbandry, Animal keeping, Dwelling house, Park, Roadside stall or Sales office) exceeding 12 metres. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Animal husbandry	Accepted development (not subject to requirements)	
	If regulated under Subordinate Local Law No. 4.1 (Animal Management) 2002.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and - a. 20 pigs or less; or b. 200 poultry or less; or c. animals that are not pigs or poultry.	6.2.12 Rural zone code
	Code assessment	
	If not accepted development.	6.2.12 Rural zone code 9.4.4 Landscape code
Animal keeping	Accepted development (not subject to requirements)	
	If - a. for 25 breeding cats or less kept on the prescribed premises; or b. for 9 prescribed cats or less kept on the prescribed premises; or c. for 9 prescribed dogs or less kept on the prescribed premises.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to	6.2.12 Rural zone code

	requirements) and it is not a cattery or kennel.	9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development and is a cattery for more than 25 cats.	6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bulk landscape supplies	Code assessment	
		6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Caretaker's accommodation	Accepted development (subject to requirements)	
	If all of the following are met - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. the gross floor area is 100m ² or less; c. there is no other dwelling on the premises.	6.2.12 Rural zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the gross floor area exceeds 100m ² ; b. there is no other dwelling on the premises.	6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Cropping	Accepted development (subject to requirements)	
	If it does not involve forestry for wood production.	6.2.12 Rural zone code 9.4.7 Servicing, access and parking code
	Code assessment	
	If it involves forestry for wood production.	6.2.12 Rural zone code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	Accepted development (subject to requirements)	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	Accepted development (not subject to requirements)	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Environment facility	Accepted development (subject to requirements)	
		6.2.12 Rural zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a bed and breakfast and does not involve more than two non-resident employees or contractors; or c. it is equestrian tutelage and all of the following are met - i. the outdoor use area is 2,500m ² or less; ii. it does not involve more than two non-resident employees or contractors; or d. it is other sports tutelage and all of the following are met - i. the outdoor use area is 400m ² or less; ii. it does not involve more than two non-resident employees or contractors; or e. it is a Home-based food and drink business and all the following are met - i. the use area is 50m ² or less; ii. does not involve more than two non-resident employees or contractors; or f. it is any other business and all the following are	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	met - i. the use area is 60m² or less; ii. it does not involve more than two non-resident employees or contractors; iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
	Code assessment	
	If not accepted development (subject to requirements) and if - a. the use area is 100m² or less; b. it does not involve more than three non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Intensive animal industry	Accepted development (subject to requirements)	
	If for - a. 20 pigs or less; or b. 200 poultry or less.	6.2.12 Rural zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Intensive horticulture	Code assessment	
		6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Market	Code assessment	
		6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Nature-based tourism	Code assessment	
		6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Permanent plantation	Accepted development (not subject to requirements)	
	If - a. a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i>; b. not located in Agricultural Land Classification Class A or Class B area. Editor's note - Agricultural Land Classification Class A or Class B areas are identified in Figures 6.2.12.3.1 to 6.2.12.3.3 of Part 6.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to	6.2.12 Rural zone code

	requirements).	9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Roadside stall	Accepted development (subject to requirements)	
		9.3.7 Roadside stall code
Rural industry	Code assessment	
		6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rural workers' accommodation	Code assessment	
		6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Sales office	Accepted development (subject to requirements)	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Transport Depot	Accepted development (subject to requirements)	
	If all of the following are met - a. it is for the parking of 6 heavy vehicles or less; b. in the Farming precinct.	6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Wholesale nursery	Code assessment	
		6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Winery	Code assessment	
		6.2.12 Rural zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.13 Rural residential zone

Table 5.5.13.1 - Rural residential zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding - a. 8.5 metres (other than if Animal husbandry, Animal keeping, Dual occupancy, Dwelling house (auxiliary unit), Park, Roadside stall or Sales office) in the Carbrook precinct, Park	The planning scheme

	living precinct and Park residential precinct; or b. the building height in the Dual occupancy and Dwelling house code, if Dual occupancy (auxiliary unit) in the Carbrook precinct, Park living precinct and Park residential precinct, being - i. 8.5 metres on a site with a slope less than 15 percent; or ii. 10 metres on a site with a slope 15 percent or more; or c. 12 metres above ground level in the Cottage rural precinct. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	
Animal husbandry	Accepted development (not subject to requirements)	
	If regulated under Subordinate Local Law No. 4.1 (Animal Management) 2002.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and -	6.2.13 Rural residential zone code
	a. in the Cottage rural precinct; b. on a lot greater than 8,000m²; c. for - i. 20 pigs or less; or ii. 200 poultry or less; or iii. animals that are not pigs or poultry.	
Animal keeping	Code assessment	
	If not accepted development and if in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.4 Landscape code
	Accepted development (not subject to requirements)	
	If -	Not applicable
	a. for 25 breeding cats or less kept on the prescribed premises; or b. for 9 prescribed cats or less kept on the prescribed premises; or c. for 9 prescribed dogs or less kept on the prescribed premises.	
Caretaker's accommodation	Accepted development (subject to requirements)	
	If all of the following are met -	6.2.13 Rural residential zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. the gross floor area is 100m² or less; c. there is no other dwelling on the premises.	
	Code assessment	
	If not accepted development (subject to requirements) and -	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Cropping	a. the gross floor area exceeds 100m²; b. there is no other dwelling on the premises.	
	Accepted development (subject to requirements)	
	If all the following are met -	6.2.13 Rural residential zone code 9.4.7 Servicing, access and parking code
	a. in the Cottage rural precinct; b. on a lot of 4 hectares or more; c. not involving forestry.	
	Code assessment	

	If not accepted development (subject to requirements) and if in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	Accepted development (subject to requirements)	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	Accepted development (not subject to requirements)	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Emergency services	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.13 Rural residential zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a bed and breakfast and does not involve more than two non-resident employees or contractors; or c. it is equestrian tutelage and all of the following are met - i. the outdoor use area is 2,500m ² or less; ii. it does not involve more than two non-resident employees or contractors; or d. it is any other sports tutelage and all of the following are met - i. the outdoor use area is 400m ² or less; ii. it does not involve more than two non-resident employees or contractors; or e. it is a Home-based food and drink business and all of the following are met - i. the use area is 50m ² or less; ii. it does not involve more than two non-resident employees or contractors; or f. it is any other business and all of the following are met - i. the use area is 50m ² or less; ii. it does not involve more than two non-resident employees or contractors; iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and if - a. the use area is 100m ² or less; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Intensive horticulture	Code assessment	
	If in the Cottage rural precinct and on a lot of 4 hectares or greater.	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Major electricity	Accepted development (subject to requirements)	

infrastructure	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Nature-based tourism	Code assessment	
	If in the Carbrook precinct or Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
	Code assessment	
	If - a. not accepted development (not subject to requirements); b. in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Roadside stall	Code assessment	
	If in the Carbrook precinct or Cottage rural precinct.	9.3.7 Roadside stall code
Rural industry	Code assessment	
	If in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rural workers' accommodation	Code assessment	
	If in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Sales office	Accepted development (subject to requirements)	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Transport depot	Accepted development (not subject to requirements)	
	If all of the following are met - a. it is for the parking of 2 heavy vehicles or less; b. it is on premises greater than 2 hectares; c. in the Cottage rural precinct or the Park living precinct; d. the site is primarily used for a Residential activity.	Not applicable
Wholesale nursery	Code assessment	
	If in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Winery	Code assessment	
	If in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of		

development and assessment column.	
Any other undefined use.	

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.14 Special purpose zone

Table 5.5.14.1 - Special purpose zone

Editor's note - Defence land (Greenbank Training Area and the Loganlea training depot) is regulated under the *Commonwealth Defence Act 1903* and is not subject to the planning scheme.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Defence establishment	Accepted development (not subject to requirements)	
		Not applicable
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Utility installation	Accepted development (not subject to requirements)	
		Not applicable
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.15 Specialised centre zone

Table 5.5.15.1 - Specialised centre zone

Editor's note - Specialised centre zone land is either in a Specialised centre zone precinct (Albert River tourism precinct, Highway business precinct, Loganholme tourism precinct, Low impact office precinct or Old Chatswood Road precinct) or in the Loganlea local plan. Any use in the Loganlea local plan is provided for in Table 5.9.6.1 - Loganlea local plan: material change of use changes the categories of development and assessment for uses in the Loganlea local plan. In accordance with section 5.3.2(8) Determining the category of development and category of assessment, the local plan category of development and assessment in section 5.9 will override the category of development and assessment in this table.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	Accepted development (not subject to requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding - a. the building height for the Albert River tourism precinct, being - i. 10 metres within 200 metres of the Albert River; or ii. 25 metres south of Distillery Road, where (i) does not apply; iii. 15 metres north of Distillery Road, where (i) does not apply; or b. 12 metres in the Highway business precinct; or c. 12 metres in the Low impact office precinct; or d. 40 metres in the Loganholme tourism precinct; or e. the building height identified on Figure 6.2.15.3.1 - Old Chatswood Road building	The planning scheme

	heights for the Old Chatswood Road precinct; or f. 30 metres in the Underwood business precinct. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	
Adult store	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Highway business precinct or Underwood business precinct; c. it complies with the adult store separation distance.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Agricultural supplies store	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bar	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Car wash	Code assessment	
	If in the - a. Highway business precinct; or b. Loganholme tourism precinct; or c. Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Caretaker's accommodation	Accepted development (subject to requirements)	
	If all of the following are met - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. the gross floor area is 100m ² or less; c. there is no other dwelling on the premises.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code

		9.4.7 Servicing, access and parking code
Childcare centre	Code assessment	
		6.2.15 Specialised centre zone code 9.3.1 Childcare centre code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Club	Code assessment	
		6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community care centre	Code assessment	
	If not in the Albert River tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Cropping	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Educational establishment	Code assessment	
		6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Emergency services	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Environment facility	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Food and drink outlet	Code assessment	
		6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Function facility	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Funeral parlour	Code assessment	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Garden centre	Code assessment	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hardware and trade supplies	Code assessment	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Health care service	Code assessment	
	If - a. not a Pharmacotherapy clinic; b. not in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.3.3 Health care service code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	Accepted development (subject to requirements)	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met - i. the use area is 50m ² or less; ii. does not involve more than two non-resident employees or contractors; or c. it is any other business and all of the following are met - i. the use area is 50m ² or less; ii. it does not involve more than two non-resident employees or contractors; iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development and - a. the use area exceeds 50m ² but does not exceed 100m ² ; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Hospital	Code assessment	
	If in the Highway business precinct. or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code

		9.4.7 Servicing, access and parking code
Hotel	Code assessment	
		6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	Code assessment	
	If not in the Low impact office precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Landing	Code assessment	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Low impact industry	Code assessment	
	If in the Highway business precinct or Underwood business precinct - a. not involving motor vehicle repairs; or b. where involving motor vehicle repairs, is associated with and subordinate to - i. Outdoor sales; or ii. Showroom.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	Accepted development (subject to requirements)	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Major sport, recreation and entertainment facility	Code assessment	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Marine Industry	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Market	Code assessment	
	If in the Albert River tourism precinct or Loganholme Tourism Precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Multiple dwelling	Code assessment	
	If not in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Nature-based tourism	Code assessment	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Nightclub entertainment facility	Code assessment	
	If in the in the Albert River tourism precinct.	6.2.15 Specialised centre zone code

		9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Office	Code assessment	
	If in the - a. Highway business precinct; or b. Low impact office precinct; or c. Old Chatswood Road precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sales	Code assessment	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sport and recreation	Code assessment	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	Accepted development (not subject to requirements)	
		Not applicable
Parking station	Code assessment	
	If in the - a. Highway business precinct; or b. Low impact office precinct; or c. Loganholme tourism precinct; or d. Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Permanent plantation	Accepted development (not subject to requirements)	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the <i>Environmental Offsets Act 2014</i> .	Not applicable
Place of worship	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it has a lawful Place of worship in the existing building; c. it complies with the place of worship separation distance; d. in the - i. Highway business precinct; or ii. Low impact office precinct; or iii. Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (c) and (d) above are met.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Port service	Code assessment	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Renewable energy facility	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Research and technology industry	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Resort complex	Code assessment	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Retirement facility	Code assessment	
	If not in the Highway business precinct or Low impact office precinct.	6.2.15 Specialised centre zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rural workers' accommodation	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Sales office	Accepted development (subject to requirements)	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	Code assessment	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Shop	Code assessment	
	If - a. in the Old Chatswood Road precinct; or b. in any other precinct, the gross floor area is 200m ² or less.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Short-term accommodation	Code assessment	
		6.2.15 Specialised centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Showroom	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	increase the existing gross floor area; or iii. involves minor building work; b. in the - i. Highway business precinct; or ii. Old Chatswood Road precinct; or iii. Underwood business precinct.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the - i. Highway business precinct; or ii. Old Chatswood Road precinct; or iii. Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Theatre	Code assessment	
	If in the - a. Albert River tourism precinct; or b. Loganholme tourism precinct; or c. Underwood business precinct	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Tourist attraction	Code assessment	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Tourist park	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Veterinary service	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the - i. Highway business precinct; or ii. Loganholme tourism precinct; or iii. Low impact office precinct; or iv. Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the - i. Highway business precinct; or ii. Loganholme tourism precinct; or iii. Low impact office precinct; or iv. Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Warehouse	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Wholesale nursery	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code

		9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Winery	Code assessment	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.