

5.8 Categories of development and assessment – Building work

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

Editor's note—Table 5.8.1 (Building work) below needs to be read in conjunction with Table 5.10.1 (Assessment criteria for overlays). In particular, certain building work may be made assessable development under the planning scheme by Table 5.10.1. For example, proposed building work involving demolition, relocation or removal of a local heritage place, as identified on a Heritage and neighbourhood character overlay map, will be subject to impact assessment under the planning scheme.

Table 5.8.1 Building work

Editor's note—development for a dwelling house identified in this table as accepted subject to requirements that does not comply with one or more of the acceptable outcomes in Table 9.3.5.3.1 (Criteria for accepted subject to requirements and assessable development (QDC alternative provisions and quantifiable standards)) of the Dwelling house code is decided under Schedule 9 of the Regulation.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Building work associated with a material change of use</i>		
Low density residential zone	Accepted subject to requirements If for a Dual occupancy.	• Dual occupancy code
	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code
	Accepted subject to requirements If for a Domestic outbuilding on a vacant lot.	• Dwelling house code
Medium density residential zone	Accepted subject to requirements If for a Dual occupancy.	• Dual occupancy code
	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code
	Accepted subject to requirements If for a Domestic outbuilding on a vacant lot.	• Dwelling house code
High density residential zone	Accepted subject to requirements If for a Dual occupancy.	• Dual occupancy code
	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code
	Accepted subject to requirements If for a Domestic outbuilding on a vacant lot.	• Dwelling house code
Rural zone	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code
Rural residential zone	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code
	Accepted subject to requirements If for a Domestic outbuilding on a vacant lot.	• Dwelling house code
Emerging community zone	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code
Mixed use zone	Accepted subject to requirements If:- a) for a Dual Occupancy; and b) located in Precinct MU1 (Urangan harbour) sub-precinct 2.	• Dual occupancy code
	Accepted subject to requirements If:- a) for a Dwelling house; and b) located in Precinct MU1 (Urangan harbour) sub-precinct 2.	• Dwelling house code
	Accepted subject to requirements If:- a) for a Domestic outbuilding on a vacant lot; and b) located in Precinct MU1 (Urangan harbour) sub-precinct 2.	• Dwelling house code

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