

## 5.6.Categories of development and assessment — Building work

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

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

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

**Table 5.6.1 — Building work**

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

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

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

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

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

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

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



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



Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.	
	<b>Accepted subject to requirements</b> If the building work involves: (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act.	<b>Development codes:</b> ▪ Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
• Township zone	<b>Accepted subject to requirements</b> If the building work does not satisfy an alternative category of development description in this table for the township zone and it involves: (a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in site cover or an increase in the height of the building or structure.	<b>Zone code:</b> • Township zone code acceptable outcomes: AO1.1, AO1.2, AO1.3, AO2.2, AO2.4
	<b>Accepted subject to requirements</b> If the building work is for any dwelling house and it results in: (a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or (b) an alteration, addition or extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.	<b>Zone code:</b> • Township zone code acceptable outcomes: AO1.1, AO1.3, AO2.2, and AO2.4  <b>Development codes:</b> • Accommodation activities code [outcomes applicable for a dwelling house (secondary dwelling)] • General development code • Development works code
	<b>Accepted subject to requirements</b> If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of	<b>Zone code:</b> • Township zone code acceptable outcomes: AO1.2, AO1.3, AO2.2

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

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

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

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

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

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

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