

5.4.4. Other category zones

Table 5.4.4.1 — Community facilities zone

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

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

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

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

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

Table 5.4.4.2 — Emerging community zone

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

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

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

Table 5.4.4.3 — Limited development zone

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

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

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

Table 5.4.4.4 — Rural zone

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

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

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

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

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

Table 5.4.4.5 — Rural residential zone

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

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

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

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

Table 5.4.4.6 — Special purpose zone

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

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

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

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

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

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

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

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

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

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

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

Table 5.4.4.7 — Specialised centre zone

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

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

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

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

Table 5.4.4.8 — Township zone

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

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

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

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

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