

Part 4 Tables of Assessment

4.1 Prescribed Categories of Assessment

For the development specified in the 'use' or 'zone' columns, the categories of assessment under the Planning Scheme are prescribed.

Editor's Note. The following tables include categories of assessment that are prescribed by the Regulation and future changes to the Regulation will override these tables.

Table 4.1.1 Prescribed categories of assessment: material change of use

Accepted development – except where in the Muirs Road Precinct of the Rural Zone		
Animal keeping If for the keeping of domestic pets or working dogs		
Park In all circumstances		
Minor electricity infrastructure In all circumstances		
Temporary use If: (a) conducted by or in conjunction with a non-profit organisation; or (b) for a mobile food vehicle that is not a licensable food business (as defined by the <i>Food Act 2006</i>) for the purposes of serving people already in occupation of the operating site, or (c) conducted in accordance with a permit issued by an administering authority; and not on or adjoining the site of a residential use.		
Accepted development subject to requirements – except where in the Muirs Road Precinct of the Rural Zone		
Community residence If compliant with Schedule 6, Part 2(6) of the Regulation		
Assessable development		
Code assessment – unless identified as Impact Assessment in a zone table of assessment		
Use	Development	Assessment benchmarks
All uses	If making any permanent alteration to the appearance of a local heritage place	The table for assessable development in the relevant zone code Development Design Code – Table 6.3.2 Local Heritage Place Code – Table 6.3.10

Table 4.1.2 Prescribed categories of assessment: reconfiguring a lot

Accepted development subject to requirements		
Zone	Development	Requirements
All zones	Creation of an easement providing access from a formed road to one allotment	PO14 Reconfiguring a Lot Code
Assessable development		
Code assessment		
Zone	Development	Assessment benchmarks
General Residential, Industry or Special Industry Zone	Subdivision of one lot into two lots where identified in Schedule 12 of the Regulation.	Schedule 12, Part 3 of the Regulation

Table 4.1.3 Prescribed categories of assessment: operational work

Accepted development		
Zone	Development	
Community Facilities Zone	Operational work associated with the operation of a municipal waste facility if in Precinct 6.	
Assessable development		
Code assessment		
All zones	Development	Assessment benchmarks
	Operational work on the site of a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.10

Table 4.1.4 Prescribed categories of assessment: building work

Accepted development		
Zone	Development	
All zones	Minor building work, demolition or removing a building except where on a local heritage place Building work for the restoration to original condition of any building or structure that is accidentally damaged or destroyed Building work associated with minor electricity infrastructure	
Assessable development		
Code assessment		
All zones	Development	Assessment benchmarks
	Building work for alteration, extension, partial demolition or erecting a new building on a local heritage place Building work, other than minor building work, adjoining a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.10 The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.10

4.2 Categories of Assessment – Material Change of Use

Categories of assessment for a material change of use in a zone are identified in Part 5, and apply where not of a prescribed category of assessment identified in Section 4.1.

4.3 Categories of Assessment – Reconfiguring a Lot

The following table identifies the categories of assessment for reconfiguring a lot. This table should be read in conjunction with Table 4.1.2.

Table 4.3.1 Reconfiguring a lot

Accepted development		
Zone	Development	
All zones	Amalgamation of lots	
Assessable development		
Code assessment		
All zones	Development	Assessment benchmarks
	Any other reconfiguring a lot not listed in this table or Table 4.1.2.	The table for assessable development in the relevant zone code Reconfiguring a Lot Code – Table 6.3.5 Development Design Code – Table 6.3.2 Where on a local heritage place – Local Heritage Place Code – Table 6.3.10
Impact assessment		
All zones	Development	Assessment benchmarks
	Subdivision or boundary realignment that results in any of the lots not complying with the minimum lot areas for lots in Table 6.3.6 of the Reconfiguring a Lot Code	The Planning Scheme

4.4 Categories of Assessment – Operational Work

The following table identifies the categories of assessment for operational work. This table should be read in conjunction with Table 4.1.3.

Table 4.4.1 Operational work

Accepted development			
Rural Residential and Rural Zones	Except where in the Muirs Road Precinct, earthworks to provide flood protection for dwellings and surrounding improvements up to:		
	Lot size	Maximum height	Maximum area
	up to 1ha	500mm	20% of the site area
	between 1ha and 2ha	500mm	10% of the site area
	between 2ha and 5ha	1m	5% of the site area
	greater than 5ha	1m	1ha
All zones	Advertising device except for a third party sign		
	Extractive industry if for a borrow pit		
	Except where in the Muirs Road Precinct, earthworks: (a) involving less than 10m ³ of material and a maximum height difference of 500mm in a zone other than the Rural Residential and Rural Zones; and (b) on a slope with a gradient less than 15%;		
	Clearing of vegetation		
	Operational work associated with minor electricity infrastructure, except where in the Muirs Road Precinct		
Any other operational work not listed in this table.			
Accepted development subject to requirements			
All zones	Development	Requirements	
	Third party sign	Third Party Sign Code – Table 6.3.7	

Table 4.4.1 Operational work

Rural Residential and Rural Zones	Category 1 earthworks on a slope with a gradient less than 15% except where in the Muirs Road Precinct	Development Design Code – Table 6.3.1
Assessable development		
Code assessment		
Zone	Level of assessment	Assessment benchmarks
All zones	Earthworks not listed elsewhere in this table	The table for assessable development in the relevant zone code Development Design Code – Table 6.3.2
	Road construction	Development Design Code – Table 6.3.2
	Car parking if for 5 or more parking spaces	Development Design Code – Table 6.3.2
	Water and sewer construction	Development Design Code – Table 6.3.2
	Stormwater drainage	Development Design Code – Table 6.3.2
	Footpaths and cycleways	Development Design Code – Table 6.3.2
	Parks if for a new park	Development Design Code – Table 6.3.2
	Landscaping if located on public land	Development Design Code – Table 6.3.2

4.5 Categories of Assessment – Building Work

The following table identifies the categories of assessment for building work. This table should be read in conjunction with Table 4.1.4.

Table 4.5.1 Building work

Accepted development		
Any other building work not listed in this table.		
Accepted development subject to requirements		
All zones	Development	Assessment benchmarks
	Minor building work on a local heritage place	The table for accepted development in the relevant zone code Local Heritage Place Code – Table 6.3.9
Assessable development		
Code assessment		
Zone	Level of assessment	Assessment benchmarks
Rural Zone	If in the Muirs Road Precinct and not associated with a material change of use	Rural Zone Code – Table 5.10.3
All zones	Minor building work on a local heritage place that is not accepted development	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.10
	Building work for alteration, extension, partial demolition or erecting a new building on a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.10

Table 4.5.1 Building work

	Building work, other than minor building work, adjoining a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.10
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