

## 5.5.10 Rural zone

The following table identify the levels of assessment for development in a zone for making a material change of use. The table should be read in conjunction with section 5.3 to determine when the assessment levels in this table may be varied by other provisions of this planning scheme.

Table 5.5.10.1 Rural zone

Use	Level of assessment	Assessment criteria
Animal husbandry <sup>(4)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
Animal keeping <sup>(5)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. not a cattery or kennel; ii. not in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and iii. not complying with the circumstances for exempt development.	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
Aquaculture <sup>(6)</sup>	<b>Self-assessment</b>	
	If: i. the surface area of ponds or water behind dams associated with aquaculture is no more than 200m <sup>2</sup> ; ii. the GFA of buildings housing above ground water tanks or pumps is no more than 50m <sup>2</sup> ; and iii. if not located in the Hamlet precinct and Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
Cemetery <sup>(12)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
Club <sup>(14)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li data-bbox="421 376 1134 443">i. located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and</li> <li data-bbox="421 472 1134 568">ii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented; and</li> <li data-bbox="421 598 1134 689">iii. in accordance with the Cedarton Foresters Cooperative Management Plan (located at the end of the zone code and identified as Table A); or</li> <li data-bbox="421 719 1134 815">iv. in accordance with the Mt Nebo plant nursery Management Plan (located at the end of the zone code and identified as Table B).</li> </ul>	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Community residence <sup>(16)</sup>	<b>Self-assessment</b>	
	In all instances.	9.2.2 'Community residence code' (see Part 9.2 Statewide codes)
Community use <sup>(17)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li data-bbox="421 1323 1134 1391">i. located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and</li> <li data-bbox="421 1420 1134 1516">ii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented; and</li> <li data-bbox="421 1545 1134 1637">iii. in accordance with the Cedarton Foresters Cooperative Management Plan (located at the end of the zone code and identified as Table A); or</li> <li data-bbox="421 1666 1134 1762">iv. in accordance with the Mt Nebo plant nursery Management Plan (located at the end of the zone code and identified as Table B).</li> </ul>	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not located in the Cedarton foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Cropping <sup>(19)</sup> , where not forestry for wood production	<b>Self-assessment</b>	
	If not in the Hamlet precinct.	6.2.10 'Rural zone code'

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
<b>Cropping <sup>(19)</sup>, where forestry for wood production</b>	<b>Exempt</b>	
	Editor's Note - See Table 5.4.1 Prescribed levels of assessment: material change of use.	
<b>Dwelling house <sup>(22)</sup></b>  Editor's note - A Dwelling house <sup>(22)</sup> in the Rural zone is not subject to the Dwelling house code.	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Educational establishment <sup>(24)</sup></b>	<b>Code assessment</b>	
	If:	6.2.10 'Rural zone code'
	i. for agricultural education or agricultural training facilities; and ii. in the Woodfordia and abbey surrounds precinct.	
<b>Emergency services <sup>(25)</sup></b>	<b>Self-assessment</b>	
	In all instances.	6.2.10 'Rural zone code'
<b>Environment facility <sup>(26)</sup></b>	<b>Exempt</b>	
	If not involving building works.	
	<b>Self-assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Food and drink outlet <sup>(28)</sup></b>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	If:	6.2.10 'Rural zone code'
i. not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct;		
ii. not including a drive-through facility; and		
iii. not otherwise specified.		
<b>Function facility <sup>(29)</sup></b>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
<b>Home based business</b> <sup>(35)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Indoor sport and recreation</b> <sup>(38)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Intensive horticulture</b> <sup>(40)</sup>	<b>Self-assessment</b>	
	If not located in the Hamlet precinct.	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Major electricity infrastructure</b> <sup>(43)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Market</b> <sup>(46)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. located in the Woodfordia and abbey surrounds precinct;</li> <li>ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone; and</li> <li>iii. not otherwise specified.</li> </ul>	6.2.10 'Rural zone code'
<b>Multiple dwelling</b> <sup>(49)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>a. <ul style="list-style-type: none"> <li>i. for 22 units and associated building where located in the Cedarton Foresters Cooperative site in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and</li> </ul> </li> </ul>	6.2.10 'Rural zone code'

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> <li>ii. all buildings are located in accordance with the Cedarton Foresters Cooperative Building Location Plan (see Appendix 1); and</li> <li>iii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented.</li> </ul> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> <li>b.               <ul style="list-style-type: none"> <li>i. for 16 units and associated building where located in the Mt Nebo plant nursery site in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and</li> <li>ii. all buildings are located in accordance with the Mt Nebo plant nursery building Location Plan (see Appendix 2); and</li> <li>iii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented.</li> </ul> </li> </ul>	
<b>Motor sport facility</b> <sup>(48)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Nature-based tourism</b> <sup>(50)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. located in the Woodfordia and abbey surrounds precinct;</li> <li>ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone; and</li> <li>iii. accommodating no more than 12 persons.</li> </ul>	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
<b>Nightclub entertainment facility</b> <sup>(51)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Non-resident workforce accommodation</b> <sup>(52)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. not located in Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct;</li> </ul>	6.2.10 'Rural zone code'

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> <li>ii. located in the Agriculture precinct or within 1 km of the Agriculture precinct; and</li> <li>iii. accommodating no more than 12 persons.</li> </ul>	
<b>Code assessment</b>		
	If : <ul style="list-style-type: none"> <li>i. not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and</li> <li>ii. If not otherwise specified.</li> </ul>	6.2.10 'Rural zone code'
<b>Office</b> <sup>(53)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. for an administration building; and</li> <li>ii. located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and</li> <li>iii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented; and</li> <li>iv. located in accordance with the Cedarton Foresters Cooperative Management Plan (see Appendix 1); or</li> <li>v. located in accordance with the Mt Nebo plant nursery Management Plan respectively (see Appendix 2).</li> </ul>	6.2.10 'Rural zone code'
<b>Outdoor sport and recreation</b> <sup>(55)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Self- assessment</b>		
	If: <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. identified on and in accordance with a Council Master Plan approved under Council policy; and</li> <li>iii. not complying with the circumstances for exempt development.</li> </ul>	6.2.10 'Rural zone code'
<b>Code assessment</b>		
	If <ul style="list-style-type: none"> <li>i. not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; or</li> </ul>	6.2.10 'Rural zone code'

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> <li>ii. not including a shooting range; and</li> <li>iii. not otherwise specified.</li> </ul>	
<b>Park</b> <sup>(57)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Parking station</b> <sup>(58)</sup>	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. located in the Woodfordia and abbey surrounds precinct; and</li> <li>ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone.</li> </ul>	6.2.10 'Rural zone code'
<b>Permanent plantation</b> <sup>(59)</sup>	<b>Self-assessment</b>	
	If <ul style="list-style-type: none"> <li>i. not located in the Hamlet precinct or Agriculture precinct; and</li> <li>ii. Complying with relevant criteria for self-assessable development.</li> </ul>	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not complying with self-assessment criteria (ii).	6.2.10 'Rural zone code'
<b>Roadside stall</b> <sup>(68)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Rural industry</b> <sup>(70)</sup>	<b>Self-assessment</b>	
	If not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Rural workers' accommodation</b> <sup>(71)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and</li> <li>ii. accommodating no more than 12 persons.</li> </ul>	6.2.10 'Rural zone code'

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
	<b>Impact assessment</b>	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
<b>Sales office</b> <sup>(72)</sup>	<b>Self-assessment</b>	
	If carried out on the same premises, or adjacent to land or buildings, being displayed or sold.	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Shop</b> <sup>(75)</sup>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Short-term accommodation</b> <sup>(77)</sup>	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. located in the Woodfordia and abbey surrounds precinct;</li> <li>ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone; and</li> <li>iii. accommodating no more than 12 persons.</li> </ul>	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'
	<b>Impact assessment</b>	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
<b>Substation</b> <sup>(80)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Telecommunications facility</b> <sup>(81)</sup>	<b>Exempt</b>	



## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. co-locating with an existing facility; ii. not increasing the height of the facility by more than 5m; and iii. not complying with the circumstances for exempt development.	6.2.10 'Rural zone code'
<b>Theatre<sup>(82)</sup></b>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Tourist attraction<sup>(83)</sup></b>	<b>Exempt</b>	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Tourist park<sup>(84)</sup></b>	<b>Self-assessment</b>	
	If: i. located in the Woodfordia and abbey surrounds precinct; ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone; and iii. accommodating no more than 12 persons.	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'
	<b>Impact assessment</b>	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
<b>Transport depot<sup>(85)</sup></b>	<b>Self-assessment</b>	
	If: i. not located in a precinct;	6.2.10 'Rural zone code'

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> <li>ii. on a lot with an area of 16ha or more;</li> <li>iii. complying with the relevant criteria for self-assessable development.</li> </ul>	
	<b>Code assessment</b>	
	If :	6.2.10 'Rural zone code'
	<ul style="list-style-type: none"> <li>i. not located in a precinct;</li> <li>ii. on lots 16ha or more;</li> <li>iii. not complying with the relevant criteria for self-assessable development.</li> </ul>	
<b>Utility installation</b> <sup>(86)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Veterinary services</b> <sup>(87)</sup>	<b>Self-assessment</b>	
	If:	6.2.10 'Rural zone code'
	<ul style="list-style-type: none"> <li>i. on a lot with an area of 1ha or more; and</li> <li>ii. not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.</li> </ul>	
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Wholesale nursery</b> <sup>(89)</sup>	<b>Self-assessment</b>	
	If:	6.2.10 'Rural zone code'
	<ul style="list-style-type: none"> <li>i. on a lot with an area of 2 ha or more; and</li> <li>ii. not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.</li> </ul>	
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'
<b>Winery</b> <sup>(90)</sup>	<b>Self-assessment</b>	
	If not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
	<b>Code assessment</b>	
	If not otherwise specified.	6.2.10 'Rural zone code'

## 5 Tables of assessment

Use	Level of assessment	Assessment criteria
	<b>Impact assessment</b>	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
<b>Undefined land use - for Native forest practice</b>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Impact assessment</b>		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not complying with the description listed in the level of assessment column.		
Any other undefined use.		

Editor's note - The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.