

## 5 Tables of assessment

### 5.5.9 Recreation and open space zone

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

**Table 5.5.9.1 Recreation and open space zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Activity Group</b>  <b>Commercial Activities on Lot 10 SP244080, 148 Klingner Road or Lot 1 SP180303, 160 Klingner Road, Kippa-Ring.</b> <ul style="list-style-type: none"> <li>• Health care services<sup>(33)</sup></li> <li>• Office<sup>(53)</sup></li> <li>• Shop<sup>(75)</sup></li> <li>• Short-term accommodation<sup>(77)</sup></li> </ul>	<b>Accepted development subject to requirements</b>	6.2.9 'Recreation and open space zone code'
	If: i. located on Lot 10 SP244080 to 148 Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring; and ii. re-using an existing building.	
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'  9.3.2 'Residential uses code' (for short term accommodation only)
<b>Animal husbandry</b> <sup>(4)</sup>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; ii. in accordance with a Council Master Plan approved under Council policy; and iii. not complying with the circumstances for accepted development.	6.2.9 'Recreation and open space zone code'
<b>Animal keeping</b> <sup>(5)</sup>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

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	Editor's note - Development approval is not required.	
<b>Accepted development subject to requirements</b>		
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy; and iii. not complying with the circumstances for accepted development.	6.2.9 'Recreation and open space zone code'
<b>Bar <sup>(7)</sup></b>	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy.	6.2.9 'Recreation and open space zone code'
<b>Caretaker's accommodation <sup>(10)</sup></b>	<b>Accepted development subject to requirements</b>	
	In all instances.	6.2.9 'Recreation and open space zone code'
<b>Cemetery <sup>(12)</sup></b>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
<b>Childcare centre <sup>(13)</sup></b>	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy.	6.2.9 'Recreation and open space zone code'
<b>Club <sup>(14)</sup></b>	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy.	6.2.9 'Recreation and open space zone code'

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	<p><b>OR</b></p> <p>i. located on Council owned or controlled land; and</p> <p>ii. not involving the preparation and service of food and drink, sale of liquor or gambling, except where in the Sports and recreation precinct.</p>	
<b>Assessable development - Code assessment</b>		
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Community care centre</b> <sup>(15)</sup>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>i. located on Council owned or controlled land; and</p> <p>ii. in accordance with a Council Master Plan approved under Council policy.</p>	6.2.9 'Recreation and open space zone code'
<b>Community use</b> <sup>(17)</sup>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>i. located on Council owned or controlled land; and</p> <p>ii. in accordance with a Council Master Plan approved under Council policy.</p> <p><b>OR</b></p> <p>i. located on Council owned or controlled land; and</p> <p>ii. complying with the relevant requirements for accepted development.</p>	6.2.9 'Recreation and open space zone code'
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Cropping</b> <sup>(19)</sup>	<b>Accepted development subject to requirements</b>	
	In all instances.	6.2.9 'Recreation and open space zone code'
<b>Educational establishment</b> <sup>(24)</sup>	<b>Accepted development subject to requirements</b>	
	If:	6.2.9 'Recreation and open space zone code'

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	<ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. in accordance with a Council Master Plan approved under Council policy.</li> </ul>	
<b>Emergency services</b> (25)	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. in accordance with a Council Master Plan approved under Council policy.</li> </ul> <p><b>OR</b></p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. complying with the relevant requirements for accepted development.</li> </ul>	6.2.9 'Recreation and open space zone code'
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Environment facility</b> (26)	<b>Accepted development</b>	
	In all instances.  Editor's note - Development approval is not required.	
<b>Food and drink outlet</b> (28)	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
	<b>Accepted development subject to requirements</b>	
If: <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. in accordance with a Council Master Plan approved under Council policy; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	6.2.9 'Recreation and open space zone code'	

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	<p><b>OR</b></p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. complying with the relevant requirements for accepted development; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	
	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. not including a drive-through facility; and</li> <li>ii. not otherwise specified.</li> </ul>	6.2.9 'Recreation and open space zone code'
<b>Function facility</b> <sup>(29)</sup>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. in accordance with a Council Master Plan approved under Council policy; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul> <p><b>OR</b></p> <ul style="list-style-type: none"> <li>i. located in the Sports and recreation precinct;</li> <li>ii. located on Council owned or controlled land; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	6.2.9 'Recreation and open space zone code'
	<b>Assessable development - Code assessment</b>	
<p>If:</p> <ul style="list-style-type: none"> <li>i. located in the Sports and recreation precinct;</li> </ul>	6.2.9 'Recreation and open space zone code'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>ii. not located on Council owned or controlled land and</li> <li>iii. not otherwise specified.</li> </ul>	
<b>Garden centre</b> <sup>(31)</sup>	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. in accordance with a Council Master Plan approved under Council policy.</li> </ul>	6.2.9 'Recreation and open space zone code'
<b>Health care services</b> <sup>(33)</sup>  Note - Where not located on Lot 10 SP244080, 148 Klingner Road or Lot 1 SP180303, 160 Klingner Road, Kippa-Ring.	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. in accordance with a Council Master Plan approved under Council policy.</li> </ul>	6.2.9 'Recreation and open space zone code'
<b>Home based business</b> <sup>(35)</sup>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
<b>Indoor sport and recreation</b> <sup>(38)</sup>	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. in accordance with a Council Master Plan approved under Council policy;</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul> <b>OR</b>	6.2.9 'Recreation and open space zone code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. complying with the relevant requirements for accepted development;</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	
<b>Assessable development - Code assessment</b>		
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Intensive horticulture</b> <sup>(40)</sup>	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. in accordance with a Council Master Plan approved under Council policy.</li> </ul>	6.2.9 'Recreation and open space zone code'
<b>Landing</b> <sup>(41)</sup>	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. in accordance with a Council Master Plan approved under Council policy.</li> </ul> <p style="text-align: center;"><b>OR</b></p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. complying with the relevant requirements for accepted development.</li> </ul>	6.2.9 'Recreation and open space zone code'
<b>Assessable development - Code assessment</b>		
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Major electricity infrastructure</b> <sup>(43)</sup>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. <p style="text-align: center;">Editor's note - Development approval is not required.</p>	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Major sport, recreation and entertainment facility</b> (44)	<b>Assessable development - Code assessment</b>	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy.  <b>OR</b> i. located in the Sports and recreation precinct; and ii. located on Council owned or controlled land.	6.2.9 'Recreation and open space zone code'
<b>Market</b> (46)	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; ii. in accordance with a Council Master Plan approved under Council policy; iii. not complying with the circumstances for accepted development.  <b>OR</b> i. located on Council owned or controlled land; ii. complying with the relevant requirements for accepted development; iii. not complying with the circumstances for accepted development.	6.2.9 'Recreation and open space zone code'
	<b>Assessable development - Code assessment</b>	
If not otherwise specified.	6.2.9 'Recreation and open space zone code'	
<b>Motor sport facility</b> (48)	<b>Accepted development</b>	

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	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. in accordance with a Council Master Plan approved under Council policy; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul> <p><b>OR</b></p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. complying with the relevant requirements for accepted development; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	6.2.9 'Recreation and open space zone code'
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Nature-based tourism</b> (50)	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. in accordance with a Council Master Plan approved under Council policy.</li> </ul>	6.2.9 'Recreation and open space zone code'
<b>Night club entertainment facility</b> (51)	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<b>Accepted development subject to requirements</b>	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: i. located on Council owned or controlled land; ii. in accordance with a Council Master Plan approved under Council policy; and iii. not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Outdoor sport and recreation</b> <sup>(55)</sup>	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy; iii. not complying with the circumstances for accepted development.  <b>OR</b> i. located on Council owned or controlled land; ii. complying with the relevant requirements for accepted development; iii. not complying with the circumstances for accepted development.	6.2.9 'Recreation and open space zone code'
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Park</b> <sup>(57)</sup>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Parking station</b> <sup>(58)</sup>	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy.	6.2.9 'Recreation and open space zone code'
<b>Research and technology industry</b> <sup>(64)</sup>	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy.	6.2.9 'Recreation and open space zone code'
<b>Roadside stall</b>	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
<b>Service industry</b> <sup>(73)</sup>	<b>Accepted development subject to requirements</b>	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy.	6.2.9 'Recreation and open space zone code'
<b>Shop</b> <sup>(75)</sup>  Note - Where not located on Lot 10 SP244080 to 148 Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring.	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required.	
	<b>Accepted development subject to requirements</b>	
If: i. located on Council owned or controlled land;	6.2.9 'Recreation and open space zone code'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>ii. in accordance with a Council Master Plan approved under Council policy;</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	
<b>Substation</b> <sup>(80)</sup>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
<b>Telecommunications facility</b> <sup>(81)</sup>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. co-locating with an existing facility;</li> <li>ii. not increasing the height of the facility by more than 5m;</li> <li>iii. not located in the Sports and recreation precinct; and</li> <li>iv. not complying with the circumstances for accepted development.</li> </ul>	6.2.9 'Recreation and open space zone code'
	<b>Assessable development - Code assessment</b>	
	If located in the Sports and recreation precinct.	6.2.9 'Recreation and open space zone code'
<b>Theatre</b> <sup>(82)</sup>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist attraction <sup>(83)</sup>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. in accordance with a Council Master Plan approved under Council policy; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	6.2.9 'Recreation and open space zone code'
Tourist park <sup>(84)</sup>	<b>Assessable development - Code assessment</b>	
	If located on Council owned or controlled land.	6.2.9 'Recreation and open space zone code'  9.3.2 'Residential uses code'
Utility installation <sup>(86)</sup>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>	
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
Wholesale nursery <sup>(89)</sup>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. in accordance with a Council Master Plan approved under Council policy.</li> </ul>	6.2.9 'Recreation and open space zone code'
<b>Assessable development - Impact assessment</b>		
Any other use not listed in this table.	The planning scheme	

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<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column.  Any other undefined use.		

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