

5 Tables of assessment

5.9.2 Woodfordia local plan

The following table identifies the categories of development and categories of assessment for making a material change of use. 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 5.9.2.1 Woodfordia local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry ⁽⁴⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Animal keeping ⁽⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If not a cattery or kennel.	7.2.2 'Woodfordia local plan code'
	Assessable development - Code assessment	
If not otherwise specified.	7.2.2 'Woodfordia local plan code'	
Caretaker's accommodation ⁽¹⁰⁾	Accepted development subject to requirements	
	In all instances.	7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. short-term accommodation ⁽⁷⁷⁾ and caretaker's accommodation ⁽¹⁰⁾ ; d. development in the Eastern precinct (where relevant).
Cemetery ⁽¹²⁾	Accepted development	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<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>	
Cropping⁽¹⁹⁾, where not forestry for wood production	Accepted development subject to requirements	
	In all instances.	7.2.2 'Woodfordia local plan code'
Cropping⁽¹⁹⁾, where forestry for wood production	Assessable development - Code assessment	
	In all instances.	7.2.2 'Woodfordia local plan code' 9.2.3 'Cropping involving forestry for wood production code - Benchmarks for assessable development and requirements for accepted development'
Educational establishment⁽²⁴⁾	Accepted development subject to requirements	
	If located in the Festival valley precinct or Event support precinct.	7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. educational establishment ⁽²⁴⁾ .
	Assessable development - Code assessment	
Food and drink outlet⁽²⁸⁾	Accepted development subject to requirements	
	If located in the Eastern precinct.	7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. development in the Eastern precinct.
	Assessable development - Code assessment	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Home based business⁽³⁵⁾	Accepted development	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<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>	
Major electricity infrastructure ⁽⁴³⁾	Accepted development	
	<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>	
Office ⁽⁵³⁾	Accepted development subject to requirements	
	<p>If located in the Festival valley precinct, Event support precinct or Eastern precinct.</p>	<p>7.2.2 'Woodfordia local plan code':</p> <ul style="list-style-type: none"> a. access and parking; b. all development requirements; c. office; d. development in the Eastern precinct (where relevant).
	Assessable development - Code assessment	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Outdoor sport and recreation ⁽⁵⁵⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. for a grand event⁽⁹⁶⁾ and not exceeding 14 event days⁽⁹²⁾ for a grand event⁽⁹⁶⁾ in a single calendar year; or ii. for a major event⁽⁹⁷⁾ and not exceeding 18 event days⁽⁹²⁾ for a major event⁽⁹⁷⁾ in a single calendar year; or iii. for a moderate event⁽⁹⁹⁾ and not exceeding 24 event days⁽⁹²⁾ for a moderate event⁽⁹⁹⁾ in a single calendar year; or 	<p>7.2.2 'Woodfordia local plan code':</p> <ul style="list-style-type: none"> a. events; b. access and parking; c. all development requirements; d. development in the Eastern precinct (where relevant).

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	iv. for a minor event ⁽⁹⁸⁾ ; or v. for a Woodfordia event ⁽¹⁰²⁾ with less than 350 people in attendance at one time.	
Assessable development - Code assessment		
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Park⁽⁵⁷⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Permanent plantation⁽⁵⁹⁾	Accepted development subject to requirements	
	In all instances.	7.2.2 'Woodfordia local plan code'
Shop⁽⁷⁵⁾	Accepted development subject to requirements	
	If located in the Eastern precinct.	7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. development in the Eastern precinct.
	Assessable development - Code assessment	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Short-term accommodation⁽⁷⁷⁾	Accepted development subject to requirements	
	If located in the Festival valley precinct or Event support precinct.	9.3.2 'Residential uses code' 7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. short term accommodation ⁽⁷⁷⁾ and caretaker's accommodation ⁽¹⁰⁾ .

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Telecommunications facility⁽⁸¹⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Tourist park⁽⁸⁴⁾	Accepted development subject to requirements	
	If located in the Festival valley precinct or Event support precinct.	9.3.2 'Residential uses code' 7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements.
	Assessable development - Code assessment	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Utility installation⁽⁸⁶⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Wholesale nursery	Accepted development subject to requirements	
	In all instances.	7.2.2 'Woodfordia local plan code'
Assessable development - Impact assessment		
Any other use not listed in this table. 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.		The planning scheme

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

The following table identifies the categories of development and categories of assessment for reconfiguring a lot. 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 5.9.2.2 Woodfordia local plan: Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facilities zone	Assessable development - Code assessment	
	If not otherwise specified.	7.2.2.1 'Reconfiguring a lot code' (Woodfordia Local Plan)

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The following table identifies the categories of development and categories of assessment for building work regulated under the planning scheme. 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 5.9.2.3 Woodfordia local plan: Building work

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work, not associated with a material change of use, in the Community facilities zone	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Building work associated with a material change of use	No change	
	The same category of development and the category of assessment as that applying to the associated material change of use.	The same assessment benchmarks for assessable development and requirements for accepted development as that applying to the associated material change of use.
Accepted development		
Any other building work not listed in this table.		
Any building work listed in the table and not complying with the description listed in the categories of development and categories of assessment column.		

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5 Tables of assessment

The following table identifies the categories of development and categories of assessment for operational work regulated under the planning scheme. 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 5.9.2.4 Woodfordia local plan: Operational work

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Works, associated with Reconfiguring a lot	Assessable development - Code assessment	
	In all instances.	9.4.2 'Works code'
Works, for access and parking, not associated with a material change of use	Assessable development - Code assessment	
	If not in the Limited development zone.	7.2.2 'Woodfordia local plan code' - (works criteria and value and constraint criteria only)
Works, associated with a material change of use, involving public infrastructure	Assessable development - Code assessment	
	In all instances.	9.4.2 'Works code'
Works, associated with a material change of use, involving private infrastructure	Accepted development subject to requirements	
	If not in the Limited development zone.	7.2.2 'Woodfordia local plan code'
	Assessable development - Code assessment	
	If in the Limited development zone.	9.4.2 'Works code'
Filling or excavation (other than the placement of top soil), not associated with a material change of use or reconfiguring a lot	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. not in the Limited development zone; ii. on a lot having an area of 3,000m ² or more; iii. cumulatively involving 500m ³ or less of compacted material; and iv. not complying with the circumstances for accepted development.	9.4.3 'Site earthworks code'
	Assessable development - Code assessment	
	If:	9.4.3 'Site earthworks code'

5 Tables of assessment

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> i. not in the Limited development zone; and ii. not otherwise specified. 	
Works, taking or interfering with water (dams)	Accepted development subject to requirements	
	If not in the Limited development zone and: <ul style="list-style-type: none"> i. on a lot having an area of 10,000m² or more; OR <ul style="list-style-type: none"> i. taking overland flow water for stock or domestic purposes; and ii. taking overland flow water for limited capacity works where the capacity of the dam is less than or equal to 5 megalitres; or iii. taking overland flow water and carrying out an environmentally relevant activity in accordance with an environmental authority or development permit for carrying out an environmentally relevant activity. 	9.4.3 'Site earthworks code'
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> i. not in the Limited development zone; and ii. taking or interfering with water in a watercourse, lake or spring for stock or domestic purposes; or iii. not otherwise specified. 	9.4.3 'Site earthworks code'
Extracting gravel, rock, sand or soil from a place where it naturally occurs	Assessable development - Code assessment	
	If not in the Limited development zone.	9.4.2 'Works code'
Placing an advertising device on land	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
If:	9.4.4 'Advertising devices code'	

5 Tables of assessment

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	i. not complying with the circumstances for accepted development; and ii. not otherwise specified	
Clearing vegetation, not associated with a material change of use or reconfiguring a lot	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. not in the Limited development zone; ii. not complying with the circumstances for accepted development.	7.2.2 'Woodfordia local plan code'
Assessable development - Impact assessment		
All Operational work in the Limited development zone if not otherwise specified.	The planning scheme	
Accepted development		
All other development.		

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