

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

Note - Uses listed in the Activity Groups may also be included as use specific entries within the table.		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Activity Group Commercial Activities on Lot 10 SP244080, 148 Klingner Road or Lot 1 SP180303, 160 Klingner Road, Kippa-Ring. <ul style="list-style-type: none"> • Health care services⁽³³⁾ • Office⁽⁵³⁾ • Shop⁽⁷⁵⁾ • Short-term accommodation⁽⁷⁷⁾ 	Accepted development subject to requirements	
	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.	6.2.9 'Recreation and open space zone code'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code' 9.3.2 'Residential uses code' (for short term accommodation only)
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.	
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.	
Bar⁽⁷⁾	Accepted development	

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	<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>	
Caretaker's accommodation⁽¹⁰⁾	Accepted development subject to requirements	
	In all instances.	6.2.9 'Recreation and open space zone code'
Cemetery⁽¹²⁾	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>	
Childcare centre⁽¹³⁾	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>	
Club⁽¹⁴⁾	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>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. located on Council owned or controlled land; ii. not involving the preparation and service of food and drink, sale of liquor or gambling, except where in the Sports and recreation precinct; and iii. complying with the relevant requirements for accepted development. 	Table 6.2.9.1 'Requirements for accepted development - recreation and open space zone'

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	Assessable development - Code assessment	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
Community care centre⁽¹⁵⁾	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.	
Community use⁽¹⁷⁾	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. located on Council owned or controlled land; and ii. complying with the relevant requirements for accepted development.	Table 6.2.9.1 'Requirements for accepted development - Recreation and open space zone'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
Cropping⁽¹⁹⁾	Accepted development subject to requirements	
	In all instances.	6.2.9 'Recreation and open space zone code'
Educational establishment⁽²⁴⁾	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.	
Emergency services⁽²⁵⁾	Accepted development	

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	<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>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. located on Council owned or controlled land; and ii. complying with the relevant requirements for accepted development. 	Table 6.2.9.1 'Requirements for accepted development - Recreation and open space zone'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
Environment facility⁽²⁶⁾	Accepted development	
	<p>In all instances.</p> <p>Editor's note - Development approval is not required.</p>	
Food and drink outlet⁽²⁸⁾	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> <p>Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. located on Council owned or controlled land; ii. complying with the relevant requirements for accepted development; and iii. not complying with the circumstances for accepted development. 	Table 6.2.9.1 'Requirements for accepted development -Recreation and open space zone'

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	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. not including a drive-through facility; and ii. not otherwise specified. 	6.2.9 'Recreation and open space zone code'
Function facility⁽²⁹⁾	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> <p>Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. located in the Sports and recreation precinct; ii. located on Council owned or controlled land; iii. Complying with the requirements for accepted development; and iv. not complying with the circumstances for accepted development. 	Table 6.2.9.1 'Requirements for accepted development -Recreation and open space zone'
	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. located in the Sports and recreation precinct; ii. not located on Council owned or controlled land and iii. not otherwise specified. 	6.2.9 'Recreation and open space zone code'
Garden centre⁽³¹⁾	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>	

Health care services⁽³³⁾ Note - Where not located on Lot 10 SP244080, 148 Klingner Road or Lot 1 SP180303, 160 Klingner Road, Kippa-Ring.	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.	
Home based business⁽³⁵⁾	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.	
Indoor sport and recreation⁽³⁸⁾	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. Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> i. located on Council owned or controlled land; ii. complying with the relevant requirements for accepted development; and iii. not complying with the circumstances for accepted development. 	Table 6.2.9.1 'Requirements for accepted development - Recreation and open space zone'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
Intensive horticulture⁽⁴⁰⁾	Accepted development	
	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.	
Landing⁽⁴¹⁾	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. located on Council owned or controlled land; and ii. complying with the relevant requirements for accepted development.	Table 6.2.9.1 'Requirements for accepted development - Recreation and open space zone'
	Assessable development - Code assessment	
If not otherwise specified.	6.2.9 'Recreation and open space zone code'	
Major electricity infrastructure⁽⁴³⁾	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.	
Major sport, recreation and entertainment facility⁽⁴⁴⁾	Assessable development - Code assessment	
	If: i. located on Council owned or controlled land; and ii. in accordance with a Council Master Plan approved under Council policy. OR 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'

Market⁽⁴⁶⁾	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> <p>Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. complying with the relevant requirements for accepted development; and ii. not complying with the circumstances for accepted development. 	Table 6.2.9.1 Requirements for accepted development - Recreation and open space zone'
	Assessable development - Code assessment	
If not otherwise specified.	6.2.9 'Recreation and open space zone code'	
Motor sport facility⁽⁴⁸⁾	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> <p>Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. located on Council owned or controlled land; ii. complying with the relevant requirements for accepted development; and iii. not complying with the circumstances for accepted development. 	Table 6.2.9.1 'Requirements for accepted development -Recreation and open space zone'
	Assessable development - Code assessment	

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	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
Nature-based tourism⁽⁵⁰⁾	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>	
Night club entertainment facility⁽⁵¹⁾	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> <p>Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.</p>	
Outdoor sport and recreation⁽⁵⁵⁾	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> <p>Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. located on Council owned or controlled land; ii. complying with the relevant requirements for accepted development; and iii. not complying with the circumstances for accepted development. 	Table 6.2.9.1 'Requirements for accepted development -Recreation and open space zone'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'

Park⁽⁵⁷⁾	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>	
Parking station⁽⁵⁸⁾	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>	
Research and technology industry⁽⁶⁴⁾	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>	
Roadside stall	Accepted development	
	<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>	
Service industry⁽⁷³⁾	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>	
Shop⁽⁷⁵⁾	Accepted development	
	<p>Note - Where not located on Lot 10 SP244080 to 148 Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring.</p> <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>	

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	Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.	
Substation⁽⁸⁰⁾	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.	6.2.9 'Recreation and open space zone 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.	
	Accepted development subject to requirements	
	If: i. co-locating with an existing facility; ii. not increasing the height of the facility by more than 5m; iii. not located in the Sports and recreation precinct; and iv. not complying with the circumstances for accepted development.	6.2.9 'Recreation and open space zone code'
	Assessable development - Code assessment	
	If located in the Sports and recreation precinct.	6.2.9 'Recreation and open space zone code'
Theatre⁽⁸²⁾	Accepted development	
	If for a temporary use and 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.	
Tourist attraction⁽⁸³⁾	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> <p>Editor's note - Table 1.7.7.1 identifies temporary and permanent uses separately.</p>	
Tourist park⁽⁸⁴⁾	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>	
Utility installation⁽⁸⁶⁾	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>	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.9 'Recreation and open space zone code'
Wholesale nursery⁽⁸⁹⁾	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>	
Assessable development - Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column.</p> <p>Any other undefined use.</p>	The planning scheme	

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