

5 Tables of assessment

5.7 Categories of development and assessment - Building work

The following table identifies the categories of development and the 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 the categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.7.1 Building work

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| Building work on or above a non-tidal artificial waterway. | Accepted development subject to requirements | |
| | In all instances. | 9.4.2 'Works code' |
| Building work, not associated with a material change of use, for a Dwelling house ⁽²²⁾ , in the General residential zone or the Emerging community zone, Transition precinct on a developed 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 not complying with the circumstances for accepted development and: i. complying with the relevant requirements for accepted development; or ii. complying with the relevant criteria for accepted development subject to requirements other than those identified as concurrence agency issues in the Dwelling house code. Note - Concurrence agency issues are the matters identified as alternative provisions to the QDC or matters that relate to amenity and aesthetics in the requirements for accepted development contained in table 9.3.1.2. For these matters a concurrence agency response is required from Council as part of any building development application. | 9.3.1 'Dwelling house code' |
| | Assessable development - Code assessment | |
| | If not otherwise specified. | 9.3.1 'Dwelling house code' |

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| | <p>Note - For example if not complying with the relevant value and constraint requirements for accepted development or not complying with the circumstances for accepted development.</p> <p>Note - This is a limited assessment to which section 5.3.3(1)(a)(ii) applies.</p> | |
| <p>Building work, not associated with a material change of use, for a Dwelling house⁽²²⁾, in the following zones:</p> <ul style="list-style-type: none"> Township zone - Township residential precinct Rural zone Rural residential zone. | 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 not complying with the circumstances for accepted development and:</p> <ol style="list-style-type: none"> complying with the relevant criteria for accepted development subject to requirements; or complying with the relevant criteria for accepted development subject to requirements, other than those identified as concurrence agency issues in the relevant zone code. <p>Note - Concurrence agency issues are the matters identified in the relevant zone code as either alternative provisions to the QDC or matters that relate to amenity and aesthetics. For these matters a concurrence agency response is required from Council as part of any building development application.</p> | <p>Relevant zone code (relevant precinct only)</p> <p>Editor's note - For building works associated with a Dwelling house⁽²²⁾ in the Rural residential zone, the following RADs are either directly or indirectly applicable: RAD1 - RAD5, RAD7, RAD9 - RAD12, RAD16 - RAD18, RAD19 - RAD24, RAD36 - RAD45, RAD46, RAD50, RAD89 - RAD91 - RAD93, RAD95 - RAD112, RAD115 - RAD117, RAD120, RAD122 - RAD125 - RAD128, RAD130 - RAD131 - RAD134.</p> <p>Editor's note - For building works associated with a Dwelling house in the Rural zone, the following RADs are either directly or indirectly applicable: RAD1 - RAD2, RAD6, RAD9 - RAD26, RAD31 - RAD38, RAD40, RAD84 - RAD91, RAD93 - RAD107, RAD109 - RAD112, RAD115, RAD117 - RAD123, RAD125 - RAD129.</p> <p>Editor's note - For building works associated with a Dwelling house in the Township zone - Township residential precinct, the following RADs are either directly or indirectly applicable: RAD1 - RAD23, RAD30 - RAD39, RAD41 - RAD43, RAD47, RAD61 - RAD76, RAD78.</p> |
| | Assessable development - Code assessment | |

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| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| | <p>If not otherwise specified.</p> <p>Note - This is a limited assessment to which section 5.3.3(1)(a)(ii) applies.</p> | Relevant zone code (relevant precinct only) |
| <p>Building work, not associated with a material change of use, for other than a Dwelling house⁽²²⁾, in the following zones</p> <ul style="list-style-type: none"> General residential zone Township zone - Township residential precinct Rural zone Rural residential zone Emerging community zone - Transition precinct on a developed lot | 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 | |
| | If not otherwise specified. | Relevant zone code (relevant precinct only) |
| <p>Building work, not associated with a material change of use, in the Environmental management and conservation zone</p> | Accepted development | |
| | <p>If:</p> <p>i. located on Council owned land and is in accordance with a Council Master Plan approved under Council policy;</p> <p>OR</p> <p>ii. located on State owned land and is in accordance with the relevant controlling Act (for example, but not limited, to Forestry Act, Nature Conservation Act) under which the land is administered.</p> <p>OR</p> <p>iii. 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 | |

5 Tables of assessment

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| | If not otherwise specified. | The planning scheme |
| Building work, not associated with a material change of use, in the Limited development zone | Assessable development - Impact assessment | |
| | In all instances. | The planning scheme |
| Building work, not associated with a material change of use, in the Township zone - Township centre precinct and Township convenience precinct | Accepted development subject to requirements | |
| | In all instances. | 6.2.12 'Township zone code' (relevant precinct only) |
| Building work, not associated with a material change of use, in the following zones: | Accepted development | |
| <ul style="list-style-type: none"> Centre zone Community facilities zone Emerging community zone, Interim precinct or Transition precinct on a developable lot | <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> | |
| <ul style="list-style-type: none"> Extractive industry zone Industry zone Recreation and open space zone Township zone - Township industry precinct | Accepted development subject to requirements | |
| | If not otherwise specified. | Relevant zone code (relevant precinct only) |
| 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. | | |

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

Editor's note - Table 5.7.1 should be read in conjunction with section 5.3 to determine when the categories of development in this table may be varied by other provisions of this planning scheme. Section 5.3 also identifies those instances where a local plan negates the need to refer to this table.