

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 ⁽⁴⁾	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Self-assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Animal keeping ⁽⁵⁾	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Self-assessment	
	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'
	Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Aquaculture ⁽⁶⁾	Self-assessment	
	If: i. the surface area of ponds or water behind dams associated with aquaculture is no more than 200m ² ; ii. the GFA of buildings housing above ground water tanks or pumps is no more than 50m ² ; 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'
	Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Cemetery ⁽¹²⁾	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	

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Use	Level of assessment	Assessment criteria
Club ⁽¹⁴⁾	Self-assessment	
	If: <ul style="list-style-type: none"> <li data-bbox="422 376 1133 443">i. located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and <li data-bbox="422 470 1133 571">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 data-bbox="422 593 1133 694">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 data-bbox="422 716 1133 817">iv. in accordance with the Mt Nebo plant nursery Management Plan (located at the end of the zone code and identified as Table B). 	6.2.10 'Rural zone code'
	Code assessment	
	If not in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Community residence ⁽¹⁶⁾	Self-assessment	
	In all instances.	9.2.2 'Community residence code' (see Part 9.2 Statewide codes)
Community use ⁽¹⁷⁾	Self-assessment	
	If: <ul style="list-style-type: none"> <li data-bbox="422 1326 1133 1393">i. located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and <li data-bbox="422 1415 1133 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 data-bbox="422 1538 1133 1639">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 data-bbox="422 1662 1133 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). 	6.2.10 'Rural zone code'
	Code assessment	
	If not located in the Cedarton foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Cropping ⁽¹⁹⁾ , where not forestry for wood production	Self-assessment	
	If not in the Hamlet precinct.	6.2.10 'Rural zone code'

5 Tables of assessment

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

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Use	Level of assessment	Assessment criteria
Home based business ⁽³⁵⁾	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Self-assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Indoor sport and recreation ⁽³⁸⁾	Exempt	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Intensive horticulture ⁽⁴⁰⁾	Self-assessment	
	If not located in the Hamlet precinct.	6.2.10 'Rural zone code'
	Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Major electricity infrastructure ⁽⁴³⁾	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Market ⁽⁴⁶⁾	Exempt	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Code assessment	
	If: <ul style="list-style-type: none"> 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. not otherwise specified. 	6.2.10 'Rural zone code'
Multiple dwelling ⁽⁴⁹⁾	Self-assessment	
	If: <ul style="list-style-type: none"> a. <ul style="list-style-type: none"> 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 	6.2.10 'Rural zone code'

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Use	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> ii. all buildings are located in accordance with the Cedarton Foresters Cooperative Building Location Plan (see Appendix 1); and iii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> b. <ul style="list-style-type: none"> 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 ii. all buildings are located in accordance with the Mt Nebo plant nursery building Location Plan (see Appendix 2); and iii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented. 	
Motor sport facility⁽⁴⁸⁾	Exempt	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Nature-based tourism⁽⁵⁰⁾	Self-assessment	
	If: <ul style="list-style-type: none"> 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'
	Code assessment	
	If not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Nightclub entertainment facility⁽⁵¹⁾	Exempt	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Non-resident workforce accommodation⁽⁵²⁾	Self-assessment	
	If: <ul style="list-style-type: none"> i. not located in Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; 	6.2.10 'Rural zone code'

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

5 Tables of assessment

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

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Use	Level of assessment	Assessment criteria
	Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
	Impact assessment	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
Sales office ⁽⁷²⁾	Self-assessment	
	If carried out on the same premises, or adjacent to land or buildings, being displayed or sold.	6.2.10 'Rural zone code'
	Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Shop ⁽⁷⁵⁾	Exempt	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Short-term accommodation ⁽⁷⁷⁾	Self-assessment	
	If: <ul style="list-style-type: none"> 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'
	Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'
	Impact assessment	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
Substation ⁽⁸⁰⁾	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Telecommunications facility ⁽⁸¹⁾	Exempt	

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Use	Level of assessment	Assessment criteria
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Self-assessment	
	If: i. co-locating with an existing facility; ii. increasing the height of the facility by no more than 5m; and iii. not complying with the circumstances for exempt development.	6.2.10 'Rural zone code'
Theatre⁽⁸²⁾	Exempt	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Tourist attraction⁽⁸³⁾	Exempt	
	If for a temporary use and complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Tourist park⁽⁸⁴⁾	Self-assessment	
	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'
	Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'
	Impact assessment	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
Transport depot⁽⁸⁵⁾	Self-assessment	
	If: i. not located in a precinct;	6.2.10 'Rural zone code'

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

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Use	Level of assessment	Assessment criteria
	Impact assessment	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
Undefined land use - for Native forest practice	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Impact assessment		
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.