

5 Tables of assessment

5.7 Levels of assessment - Building work

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

Table 5.7.1 Building work

Development	Level of assessment	Assessment criteria
Building work on or above a non-tidal artificial waterway.	Self-assessment	
	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	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Self-assessment	
	If: i. complying with the relevant criteria for self-assessable development; and ii. not complying with the circumstances for exempt development. Note - If it does not meet criteria that are alternative provisions to the QDC or matters that relate to amenity and aesthetics as stated in the assessment criteria contained in table 9.3.1.2. A concurrence agency response is required from Council.	9.3.1 'Dwelling house code'
	Code assessment	
	If: i. not complying with the relevant value and constraint criteria for self-assessable development; and ii. not complying with the circumstances for exempt development. Note - For the purposes of Schedule 4, table 2 of the Regulation the relevant value and constraint assessment criteria contained in table 9.3.1.2 are the same as an applicable Overlay.	9.3.1 'Dwelling house code'
Building work, not associated with a material change of use, for other than a Dwelling house ⁽²²⁾ , in the General residential zone or the Emerging community zone, Transition precinct on a developed lot	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Self-assessment	
	If not otherwise specified.	6.2.6 'General residential zone code' (relevant precinct only)

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Development	Level of assessment	Assessment criteria
Building work, not associated with a material change of use, in the Environmental management and conservation zone	Exempt	
	If:	
	i. located on Council owned land and is in accordance with a Council Master Plan approved under Council policy;	
	OR	
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.		
	OR	
	iii. complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Impact assessment	
	If not otherwise specified.	The planning scheme
Building work, not associated with a material change of use, in the Limited development zone	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	Self-assessment	
	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: <ul style="list-style-type: none"> • Centre zone • Community facilities zone • Emerging community zone, Interim precinct or Transition precinct on a developable lot • Extractive industry zone 	Exempt	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	Self-assessment	
	If not otherwise specified.	Relevant zone code (relevant precinct only)

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Development	Level of assessment	Assessment criteria
<ul style="list-style-type: none"> • Industry zone • Recreation and open space zone • Rural residential zone • Rural zone • Township zone (other than Township centre precinct and Township convenience precinct) 		
Building work associated with a material change of use	No change	
	The same level of assessment as that applying to the associated material change of use.	The same assessment criteria as that applying to the associated material change of use.
Exempt development		
<p>Any other building work not listed in this table.</p> <p>Any building work listed in the table and not complying with the description listed in the level of assessment column.</p>		

Editor's note - The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.